

## AGENDA

### COMMITTEE ON LANDS AND BUILDINGS

**July 27, 2004**

**Aldermen Thibault, Roy,  
Gatsas, Osborne, Porter**

**3:00 PM**

**Aldermanic Chambers  
City Hall (3<sup>rd</sup> Floor)**

1. Chairman Thibault calls the meeting to order.
2. The Clerk calls the roll.
3. Discussion of Alderman DeVries' request to consider a dog park.
4. Communication from the City Library regarding space needs for the West Side Manchester Library.  
**Gentlemen, what is your pleasure?**

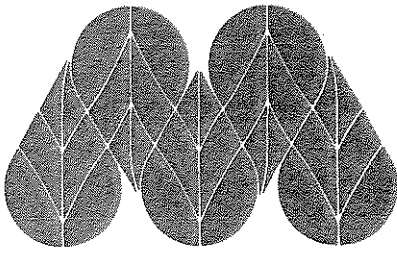
### **TABLED ITEMS**

**A motion is in order to remove any of the following items from the table for discussion.**

5. Communication from John Gadd requesting to purchase property located at 398 Hanover Street (Map 289, Lot 15).  
*Clerk Notes:*  
*Tax, Assessors and Planning reports attached.*  
*(Note: Tabled 5/26/04 to have City Clerk send letters to abutters regarding their interest in purchasing the property with a minimum bid set at \$5,000. One bid received, John Gadd & Rose Halen, \$6,170.00 attached.)*
6. Communication from Jean Gagnon requesting to purchase a parcel of land located on Michigan Avenue (Map 0246, Lot 0001).  
*Clerk Notes:*  
*Tax, Assessors and Planning reports attached.*  
*(Note: Tabled 5/26/04 to have City Clerk send letters to abutters regarding their interest in purchasing the property with a minimum bid set at \$3,000. One bid received, Matthew & Elizabeth Pinkos, \$3,000.00 attached.)*

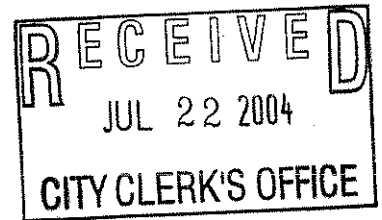
7. Communication from the Tax Collector relative to land on West Haven Road requesting the committee determine whether it is surplus to the City's needs and if so, dispose of it in the most appropriate manner according to RSA 80:80 I, II, IIa and III.  
*(Note: Tabled on 5/26/04 pending Assessor's Office sending letter to abutters regarding interest in subdivision, Planning report enclosed.)*
8. Communication from Steve Mscisz, Manager of the JMS Valley Grove Apartments advising of his interest in improving the railroad bed located adjacent to the property at Valley and Grove Streets.  
*(Note: Tabled on 5/26/04 pending standard policy regarding railroad bed properties to be submitted by Parks & Recreation and Solicitor.*
9. Request from Rallitsa M. Kostakis to acquire property on Belmont Street previously owned by Boston & Maine Railroad Company and now owned by the State of New Hampshire (Map 129).  
*(Note: Tabled on 5/26/04 pending standard policy regarding railroad bed properties to be submitted by Parks & Recreation and Solicitor.*
10. Communication from Gerald P. Cloutier requesting to purchase a parcel of land located at the intersection of Maple and Somerville Streets.  
*(Note: Tabled on 5/26/04 pending standard policy regarding railroad bed properties to be submitted by Parks & Recreation and Solicitor.*
11. Communication from Manchester Neighborhood Housing Services, Inc. advising of their interest in purchasing the former Brown School property.  
*(Note: Tabled 5/26/04 pending report from Solicitor on whether there is an agreement with MHRA. See memo dated 7/13/04 submitted by Dick Dunfey of MHRA attached.)*
12. Sale of tax-deeded property on Page Street and Michigan Avenue (Map 246, Lots 3, 6 & 7).  
*(Note: Tabled on 5/26/04 pending information from Assessor; to be presented at meeting.)*

13. Communication from Lloyd Chipman requesting to purchase a City-owned parcel located off Old Wellington Road and Bridge Street Extension (Map 605, Lot 15).  
*(Note: Tabled on 5/26/04 pending Assessor coming back to Committee with process on consolidation of parcels.)*
14. Request from Kenneth DeSchuiteneer on behalf of Mr. Rene Soucy to acquire property on Francis Street (Map 0861, Lots 0023 and 0024.)  
*(Note: Retabled on 5/26/04 with all parties to be invited to next meeting.)*
15. Hackett Hill Master Plan.  
*(Note: See City staff analysis and response to concerns raised by the Sierra Club attached.)*
16. Downtown Cultural Walking Trail.
17. Communication from the Deputy Public Works Director, on behalf of the NH Flying Tigers R/C Club, Inc., requesting use of the Dunbarton Road Sanitary Landfill for model activities.
18. If there is no further business, a motion is in order to adjourn.



**City of Manchester  
City Library**

Carpenter Memorial Building  
405 Pine Street  
Manchester, New Hampshire 03104-6199  
(603) 624-6550



John A. Brisbin  
Director  
William J. Prive  
Deputy Director

July 21, 2004

Board of Mayor and Aldermen  
Lands and Buildings Committee  
C/O City Clerk's Office  
Attention: Mr. Leo Bernier  
One City Hall Plaza  
Manchester, NH 03101

Honorable Alderman Thibault:

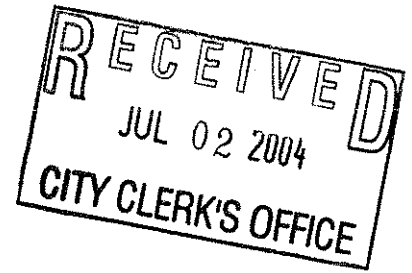
At the request of the Mayor's Office, we are providing you with information regarding the space needs of the West Branch Library. As you know from your position as liaison from the BMA to the Library Board, and from the comments of your West Side constituents, the West Manchester Community Library has long needed more space. Since 1980, it has existed in 800 square feet in the basement of the oldest firehouse in Manchester. In 2004, the West Branch Library is serving 21,000 West Manchester citizens with only 11 seats and 11 parking spaces. The King Fire Station building, much of which is unusable space, is just 8,000 square feet, and is already too small to adequately serve the West Side of Manchester.

One square foot per person is the equation library architects commonly use to determine library space needs. In our case, the West Branch Library needs 21,000 square feet of usable interior space.

On behalf of all West Manchester Library Patrons, we thank you for your time and cooperation.

Sincerely,

Joanne Barrett  
Chairperson, Manchester City Library Trustees



**HANOVER STREET  
MAP 289, LOT 15**  
(Minimum bid set by Committee \$5,000)

Name of Bidder: John H. Gadd + Rose Halen  
(Please print)

Address: P.O. Box 4765 Manchester, N. H. 03108

Telephone Number: 624-2350 Bid Amount: \$ 6,170<sup>00</sup>  
~~xxx~~

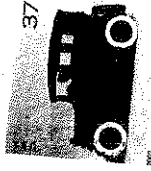
Signature: [Handwritten Signature] Date: 6-29-04

P.O. Box 4765  
Manchester, N.H.  
03108

Bid Response  
Street  
MANOVER  
City of Manchester  
Office of the City Clerk  
One City Hall Plaza  
Manchester, N.H. 03101

04 JUN 29 11:00

RECEIVED  
MANCHESTER CITY CLERK





Robert S. MacKenzie, AICP  
Director

# CITY OF MANCHESTER

## Planning and Community Development

Planning  
Community Improvement Program  
Growth Management



Staff to:  
Planning Board  
Heritage Commission  
Millyard Design Review Committee

May 18, 2004

Committee on Land and Buildings  
Honorable Board of Mayor and Aldermen  
Manchester City Hall  
One City Hall Plaza  
Manchester, New Hampshire 03101

Re: *Disposition of City-owned parcel (Tax Map 289, Lot 15) at 398 Hanover Street*

Dear Committee Members:

This rectangular shaped 2,702 s.f. parcel with 35' of frontage on Hanover Street (see attached map) is located in the R-3 zoning district and was originally acquired by the City via tax-deed in the mid-1990's as part of a somewhat larger lot which has been subsequently subdivided by the City. The more easterly of these two new lots has since been combined with the abutting privately-owned 400 Hanover Street property. As it is currently constituted, the small, flat, dirt-covered city-owned parcel is not of sufficient size, nor have sufficient frontage, to act as a buildable lot. An investigation of neighborhood conditions indicates that the easterly abutting property at 400 Hanover Street, which contains a multi-residential dwelling, appears to have sufficient on-site parking while the westerly abutting property at 394 Hanover Street, which includes a two-family residential structure, appears only to have a one-stall garage and is in need of additional off-street parking spaces. Toward that end, the City has received a written inquiry from the ownership family of 394 Hanover Street asking about the possibility of purchasing this City property.

**Surplus Determination:** The Planning Department has reviewed this property and has determined that there are no practical City uses for the parcel and, as such, we recommend that it be declared "surplus" city land.

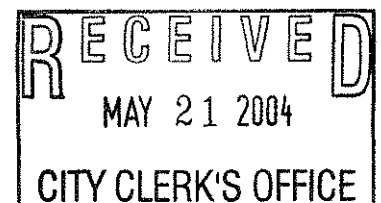
**Disposition:** Given the City's need for an increased property tax base, the most practical method of disposing of this city-owned parcel would be to sell it to an abutter. The Committee may wish to consider this option.

Sincerely,

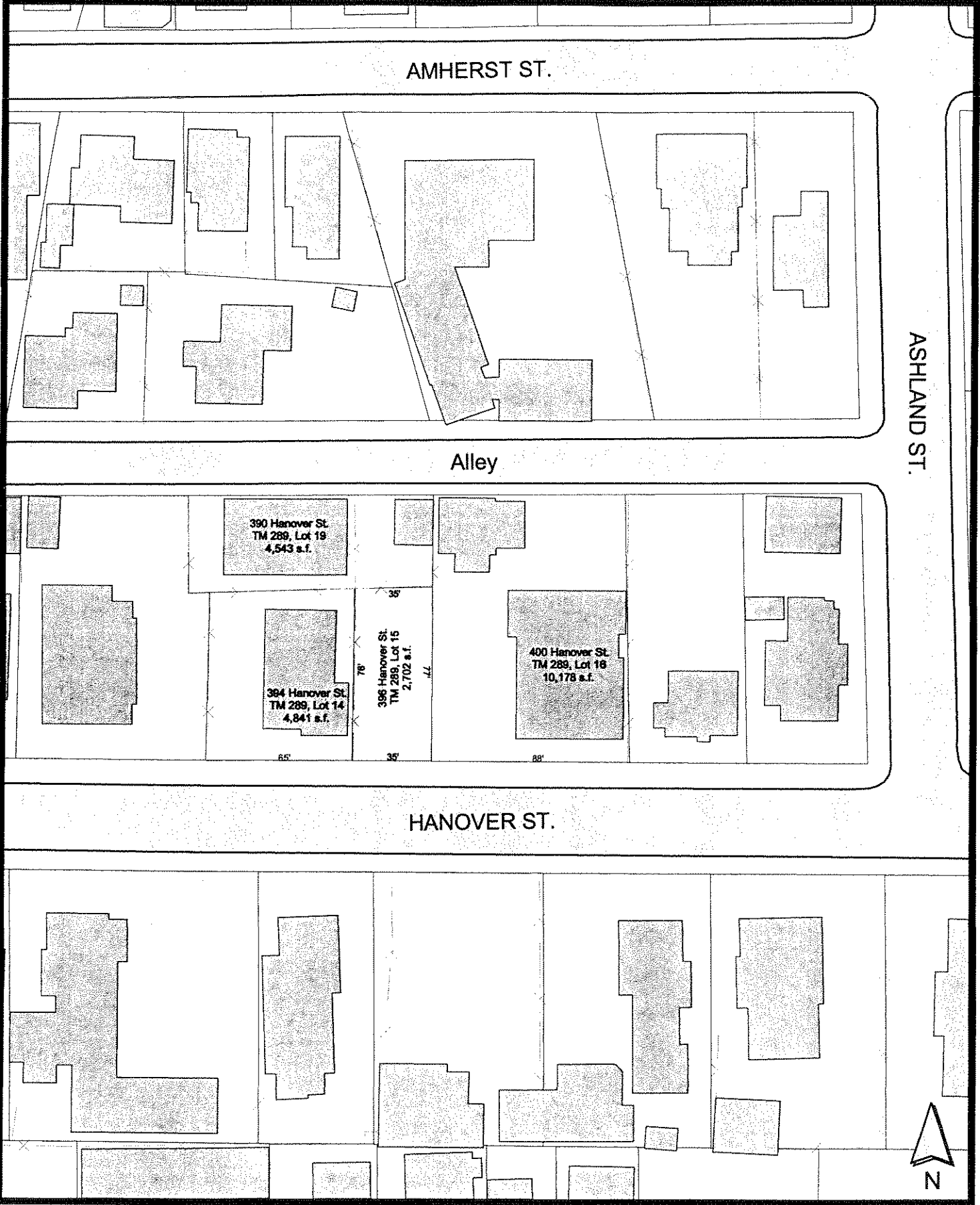
Robert S. MacKenzie  
Director of Planning & Community Development

Copy: file

One City Hall Plaza, Manchester, New Hampshire 03101  
Phone: (603) 624-6450 FAX: (603) 624-6529  
E-mail: [planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)  
[www.ci.manchester.nh.us](http://www.ci.manchester.nh.us)



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396 Hanover Street & Environs

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**City of Manchester  
Office of the Tax Collector**

City Hall  
One City Hall Plaza - West  
Manchester, New Hampshire 03101  
(603) 624-6575 (Phone)  
(603) 628-6162 (Fax)

Joan A. Porter  
Tax Collector

## Memorandum

**DATE:** May 20, 2004  
**TO:** Land & Building Committee  
**FROM:** Joan A. Porter, Tax Collector  
**RE:** L 398 Hanover St

As requested, the following contains information regarding the Tax-Deeded property located at: **L 398 Hanover St**

Prior Owner: Gerald Parker, Trustee,  
727 Realty Tr

Map/Lot: 289/15

Lien Date: 04/28/89

Deed Date: 05/11/96

Recorded Date: 05/11/96

Book/Page: 5593/1665

Back Taxes \$15,810.46 (includes demolition but does not include  
interest and costs).

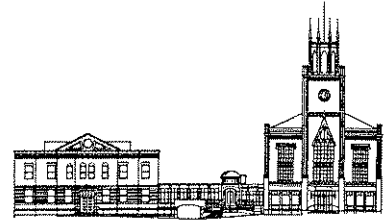
I do not have any objections to the disposition of this property.

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## CITY OF MANCHESTER Board of Assessors

One City Hall Plaza, West Wing  
Manchester, New Hampshire 03101  
Tel: (603) 624-6520 – Fax: (603) 628-6288  
E-Mail: [assessors@ci.manchester.nh.us](mailto:assessors@ci.manchester.nh.us)  
Website: [www.ci.manchester.nh.us](http://www.ci.manchester.nh.us)



Steven G. Tellier, Chairman  
Paul W. Porter, Jr.  
Thomas C. Nichols

Lee Ann Provencher  
Assistant to Assessors

To: City Clerk  
From: Board of Assessors  
Date: May 21, 2004  
Re: Surplus Property  
Map 289 Lot 15  
398 Hanover St

Pursuant to a request from the Office of the City Clerk, the potential value range for the subject property is listed below. Please note that the land has minimal road frontage at 35 feet, therefore would presently be considered residual/unbuildable. The lots likely use besides additional space would be for parking or to meet additional setback requirements.

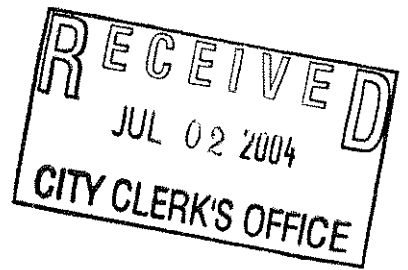
After analyzing similar unimproved land sales, a value in the range of \$5,000 would be appropriate.

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**City of Manchester, NH - Geograph****Property Data for Selected F**

Prop_ID	Account #	Owner	Location	Own Addr.	Own CSZ	Land Val	Bldg Val	Total Val	Land Use	Neighbor
343-18	2182094	COSTELLO, ANGELA M	401 HANOVER ST	401 HANOVER ST	MANCHESTER, NH 3104	33400	98300	131700	THREE FAM	390
289-4	16421465	PETRAIN, RICHARD R	20 DUFORT ST	20 DUFORT ST	MANCHESTER, NH 03104-5028	32700	40000	72700	SINGLE FAM	390
289-5	8768717	HOULE, ARTHUR G	403 AMHERST ST	60 SCHOOL ST	ALLENSTOWN, NH 3275	39800	142000	181800	AUTO REPR	721
289-16	7773845	HOULIHAN, ROBERT M	400 HANOVER ST	10 GOLDEN GATE DR	HOOKSETT, NH 3106	33500	196700	230200	APT 4-UNIT	721
289-13	16046287	PAMULA-CAMPBELL, CHERYL J REV. TRUST	388 HANOVER ST	388 HANOVER ST	MANCHESTER, NH 03104-5033	33300	121700	155000	SINGLE FAM	390
343-19	3706537	COSTELLO-SHERMAN, ANGELA M	395 HANOVER ST	395 HANOVER ST	MANCHESTER, NH 03104-5032	30600	136700	167300	THREE FAM	390
289-19	4158094	DE BETTENCOURT, JOHN T	390 HANOVER ST	392 HANOVER ST REAR	MANCHESTER, NH 03104-5033	29400	69800	99200	TWO FAMILY	390
343-17	3962591	FREDERIQUE, DAPHNEY E	405 HANOVER ST	405 HANOVER ST	MANCHESTER, NH 3104	33000	125300	158300	TWO FAMILY	390
289-15	3437503	CITY OF MANCHESTER	398 HANOVER ST	908 ELM ST	MANCHESTER, NH 3101	58600	0	58600	NON TAX C	721
343-20	20994889	385 HANOVER ST LLC	387 HANOVER ST	388 HANOVER ST	MANCHESTER, NH 3104	38800	185700	224500	APT 4-UNIT	721
289-17	12927384	LOWMAN, ELLA VTEE	410 HANOVER ST	410 HANOVER ST	MANCHESTER, NH 03104-5033	30800	76400	107200	SINGLE FAM	390
289-14	8039405	HALEN, RICHARD E	394 HANOVER ST	394 HANOVER ST	MANCHESTER, NH 03104-5033	29200	115400	144600	TWO FAMILY	390

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**MICHIGAN AVENUE  
MAP 246, LOT 1**  
(Minimum bid set by Committee \$3,000)

Name of Bidder: Matthew & Elizabeth Pinkos  
(Please print)

Address: 288 Beaver Street

Telephone Number: (603) 668-3038 Bid Amount: \$ 3,000.00  
mauer Road

Signature: Elizabeth Pinkos Date: 6-28-04

RECEIVED  
MANCHESTER CITY CLERK

04 JUL 28 4 02 PM '03

**BID RESPONSE**

**MICHIGAN AVENUE**

Jean M. Gagnon, President  
Jemco, Builder & Developer, Inc.  
6 Smith Lane  
Londonderry, NH 03053  
(603) 432-4195

January 23, 2004

Henry R. Thibault, Chairman  
Committee on Lands & Buildings  
c/o City Clerk's Office  
One City Hall Plaza  
Manchester, NH 03101

Re: Request to Purchase Map 0246, Lot 0001 (Michigan Avenue)

Dear Mr. Chairman and Committee Members:


Please consider this as my request to purchase the above-referenced property currently owned by the City of Manchester.

I will be available to answer any questions members may have at their meeting scheduled for February 24, 2004.

Your consideration of this request will be greatly appreciated.

Sincerely,

**JEMCO**

  
Jean M. Gagnon  
President

Enclosures

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<b>CURRENT OWNER</b>		<b>TOPO.</b>	<b>UTILITIES</b>	<b>STRT/ROAD</b>	<b>LOCATION</b>	<b>CURRENT ASSESSMENT</b>	
CITY OF MANCHESTER TAX COLLECTOR		1 Suitable	8 None	4 Proposed	1 Urban	Description	Code
908 ELM ST MANCHESTER, NH 03101		4 Rolling				EXM LAND	9500
Additional Owners:		<b>SUPPLEMENTAL DATA</b>				Appraised Value	Assessed Value
		Account #	3437548	RAD OR CAD	CAD = 710		41,735
		Land Adjust	NO	Old LUC			41,700
		Voided	NO	Sketch Note	Y		
		Total SF	27907	Land Class	T		
		Zone		Parcel Zip	03104		
		Frontage/Dep	No				

<b>RECORD OF OWNERSHIP</b>		<b>BK-VOL/PAGE</b>	<b>SALE DATE</b>	<b>q/u</b>	<b>SALE PRICE</b>	<b>V.C.</b>	<b>Yr. Code</b>	<b>Assessed Value</b>	<b>Yr. Code</b>	<b>Assessed Value</b>
CITY OF MANCHESTER TAX COLLECTOR		5655/ 403	09/08/1995	U	4,000	04	2003 9500	41,700	2002 9500	49,100
OUTLOOK CO										

<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>
Type/Description	Amount	Number
<b>Total:</b>		

<b>APPROAISED VALUE SUMMARY</b>	
Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	41,735
Special Land Value	
Total Appraised Card Value	41,735
Total Appraised Parcel Value	41,735
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	41,735

<b>NOTES</b>	
This signature acknowledges a visit by a Data Collector or Assessor	

<b>BUILDING PERMIT RECORD</b>		<b>VISIT/CHANGE HISTORY</b>	
Permit ID	Issue Date	Date	Purpose/Result
		10/23/00	MT 14 Other

<b>LAND LINE VALUATION SECTION</b>																
B#	Use Code	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.I. Factor	C. Factor	Nbhd	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value	
1	9500	NON TAX R				27,907.00	SF	1.76	1.00	1.00	700	1.00	1.00 SPCL(R3)Notes:	1.76	41,735	
<b>Total Card Land Units</b>															27,907.00	SF
<b>Parcel Total Land Area:</b>															27,907 SF	
<b>Total Land Value</b>															41,735	

### SKETCH

A high-contrast, black and white photograph of a dense, textured surface, possibly a wall or a large rock formation. The image is characterized by a complex pattern of dark, irregular shapes and lighter, more uniform areas, suggesting a rough, weathered, or perhaps painted surface. The lighting is dramatic, with deep shadows and bright highlights that emphasize the three-dimensional quality of the texture. The overall effect is one of intense visual noise and detail, with no discernible figures or objects other than the surface itself.



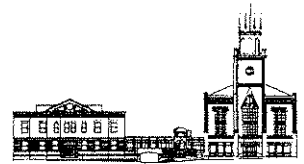


Robert S. MacKenzie, AICP  
Director

# CITY OF MANCHESTER

## Planning and Community Development

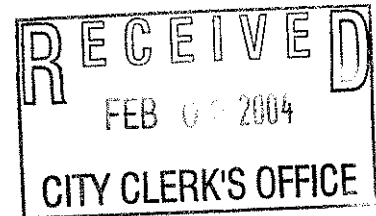
Planning  
Community Improvement Program  
Growth Management



Staff to:  
Planning Board  
Heritage Commission  
Millyard Design Review Committee

January 12, 2004

Committee on Land and Buildings  
Honorable Board of Mayor and Aldermen  
City Hall - One City Hall Plaza  
Manchester, N.H. 03101



RE: Disposition of city-owned land located off a paper street portion of Michigan Avenue (*Tax Map 246, Lot 1*)

Dear Committee Members:

This is to provide a report pursuant to Section 23½ pertaining to the above-referenced city-owned land.

The City has recently received a letter from an abutter to a city-owned parcel known as TM 246, Lot 1, who inquired about the possibility of purchasing this vacant land which the City originally acquired by tax deed. The subject parcel is 28,097 s.f. (0.65 ac.) and is located between Page and Beaver Streets off a so-called "paper street" section of Michigan Avenue – a location which renders it unbuildable.

**Surplus Determination:** The Planning Department has reviewed this property and has determined that there are no practical City uses for the parcel and, as such, we recommend that it be declared "surplus" city land.

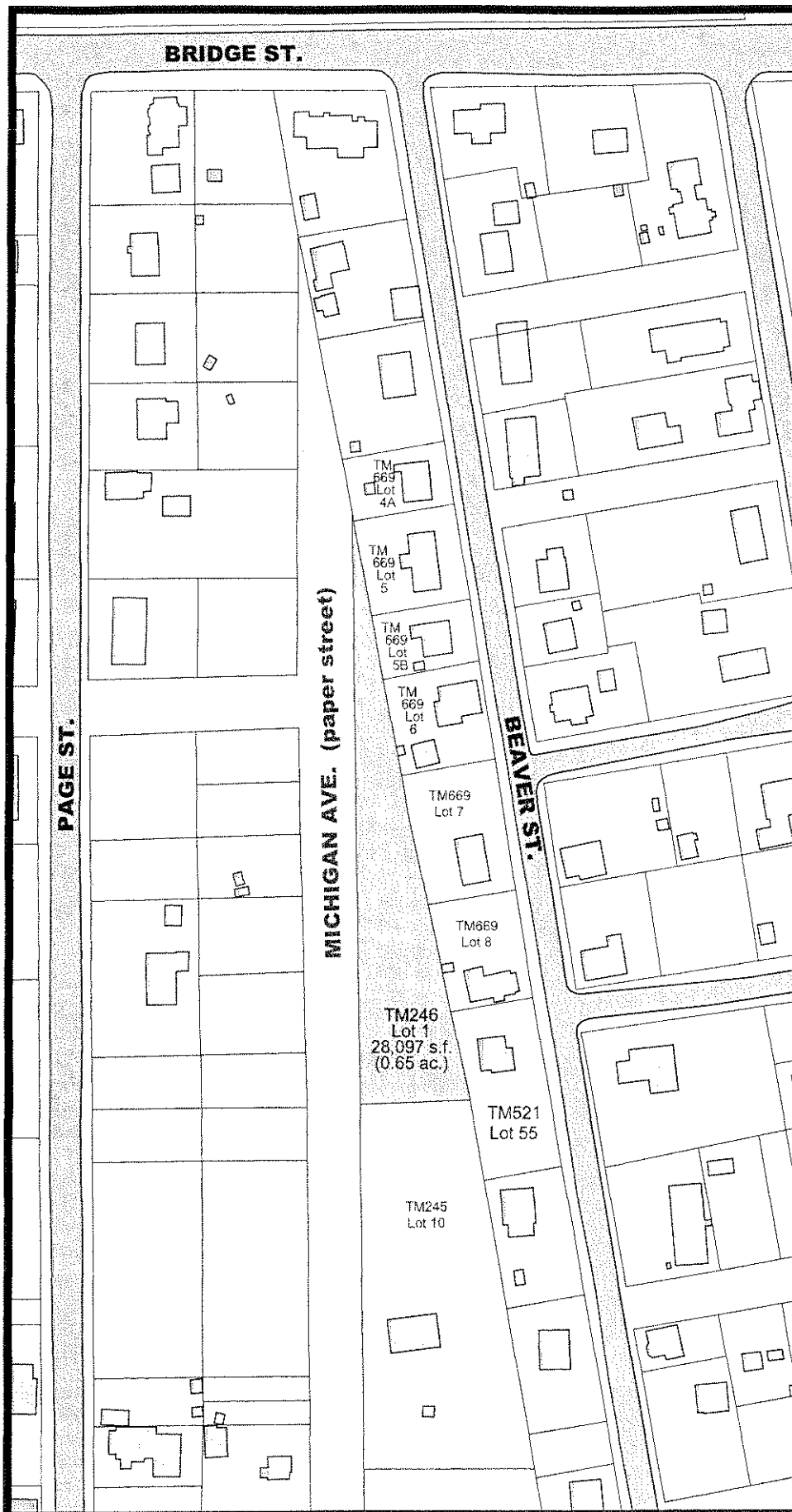
**Disposition:** Because the property is landlocked and unbuildable and given the need for an increased property tax base, the most practical method of disposing of this parcel would be to sell it to one of the seven directly abutting property owners with the stipulation that it be consolidated into their parcel. The Committee may wish to consider this option.

Sincerely,

Robert S. MacKenzie  
Director of Planning

One City Hall Plaza, Manchester, New Hampshire 03101  
Phone: (603) 624-6450 FAX: (603) 624-6529  
E-mail: [planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)  
[www.ci.manchester.nh.us](http://www.ci.manchester.nh.us)

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Map developed by the City of Manchester Planning & Community Development Department (D. Beauchesne) on 3 February, 2004.

**Site Map for TM246 - Lot 1 (off Michigan Avenue)**

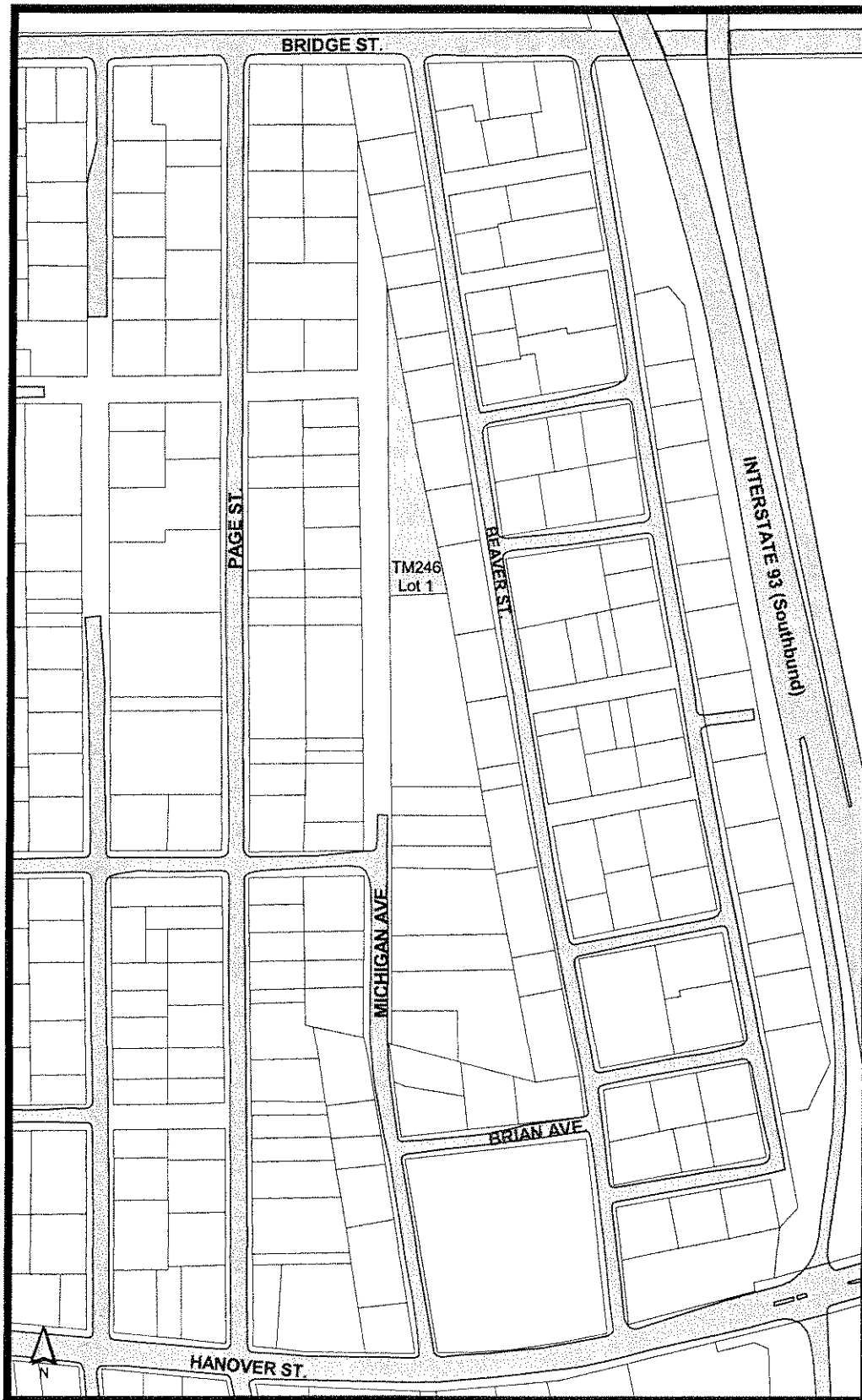


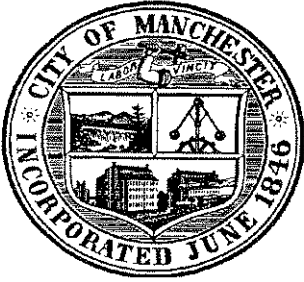
100 0 100 Feet

Map scale: 1 inch = 150 feet

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**General Location Map for TM246 - Lot 1 (Off Michigan Avenue)**





City of Manchester  
Office of the Tax Collector

City Hall  
One City Hall Plaza - West  
Manchester, New Hampshire 03101  
(603) 624-6575 (Phone)  
(603) 628-6162 (Fax)

Joan A. Porter  
Tax Collector

## Memorandum

**DATE:** May 20, 2004  
**TO:** Land & Building Committee  
**FROM:** Joan A. Porter, Tax Collector  
**RE:** L Michigan Ave

As requested, the following contains information regarding the Tax-Deeded property located at: **L Michigan Ave**

Prior Owner: Outlook Co  
Map/Lot: 246/1  
Lien Date: 04/09/93  
Deed Date: 09/08/95  
Recorded Date: 09/08/95  
Book/Page: 5655/0403  
Back Taxes \$1,426.61 (does not include interest and costs).

I do not have any objections to the disposition of this property.



## CITY OF MANCHESTER Board of Assessors

One City Hall Plaza, West Wing  
Manchester, New Hampshire 03101  
Tel: (603) 624-6520 – Fax: (603) 628-6288  
E-Mail: [assessors@ci.manchester.nh.us](mailto:assessors@ci.manchester.nh.us)  
Website: [www.ci.manchester.nh.us](http://www.ci.manchester.nh.us)



Steven G. Tellier, Chairman  
Paul W. Porter, Jr.  
Thomas C. Nichols

Lee Ann Provencher  
Assistant to Assessors

To: City Clerk  
From: Board of Assessors  
Date: May 24, 2004  
Re: Surplus Property  
Map 246 Lot 1  
L/O located Michigan Ave

Pursuant to a request from the Office of the City Clerk, the potential value range for the subject property is listed below. Please note that the land has no road frontage, therefore would presently be considered residual/unbuildable. It is located on a paper street. The lots likely use besides additional space would be for additional setback requirements.

After analyzing similar unimproved land sales, a value in the range of \$3,000 to \$3,500 would be appropriate.

b

**City of Manchester, NH - Geograph****Property Data for Selected P**

Prop_ID	Account #	Owner	Location	Own Addr.	Own CSZ	Land Val	Bldg Val	Total Val	Land Use	Neighborn
246-5A	8412794	HEBERT, GERALD W	MICHIGAN AVE	1175 PAGE ST	MANCHESTER, NH 03104-5551	7800	0	7800	VAC RES UB	350
✓ 521-55	7074481	GAGNON, JEAN M	216 BEAVER ST	6 SMITH LN	LONDONDERRY, NH 3053	41500	103400	144900	SINGLE FAM	350
✓ 669-4A	6895783	FRENCH, BERTHA	300 BEAVER ST	300 BEAVER ST	MANCHESTER, NH 03104-5586	36000	72800	108800	SINGLE FAM	350
246-7	3437548	CITY OF MANCHESTER TAX COLLECTOR	MICHIGAN ST	908 ELM ST	MANCHESTER, NH 3101	96000	0	96000	NON TAX C	700
245-9	16889005	PROULX, LEONNE R	MICHIGAN AVE	1118 PAGE ST	MANCHESTER, NH 3104	11000	0	11000	VAC RES UB	350
521-54	7219632	GARON, BEVERLY A	196 BEAVER ST	196 BEAVER ST	MANCHESTER, NH 03104-5510	40000	84500	124500	SINGLE FAM	350
✓ 669-7	13601014	METCALF, EUGENIE ETEE	258 BEAVER ST	258 BEAVER ST	MANCHESTER, NH 03104-5513	40600	107600	148200	SINGLE FAM	350
669-4	23751069	WILSON, GAIL TEE	322 BEAVER ST	322 BEAVER ST	MANCHESTER, NH 03104-5586	40400	94700	135100	SINGLE FAM	350
245-9A	8412794	HEBERT, GERALD W	MICHIGAN AVE	1175 PAGE ST	MANCHESTER, NH 03104-5551	7000	0	7000	VAC RES UB	350
✓ 669-5B	16568794	PINKOS, MATTHEW A	288 BEAVER ST	288 BEAVER ST	MANCHESTER, NH 03104-5513	35100	89000	124100	SINGLE FAM	350
246-2B	8412794	HEBERT, GERALD W	MICHIGAN AVE	1175 PAGE ST	MANCHESTER, NH 03104-5551	7000	0	7000	VAC RES UB	350
✓ 669-6	7204092	GARDNER, PAUL N	274 BEAVER ST	274 BEAVER ST	MANCHESTER, NH 03104-5513	39200	79000	118200	THREE FAM	350
246-2A	8412794	HEBERT, GERALD W	MICHIGAN AVE	1175 PAGE ST	MANCHESTER, NH 03104-5551	7000	0	7000	VAC RES UB	350
246-5	8412794	HEBERT, GERALD W	MICHIGAN AVE	1175 PAGE ST	MANCHESTER, NH 03104-5551	7800	0	7800	VAC RES UB	350

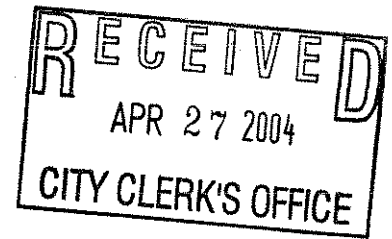
✓ 669-5	13523944	MCQUEENEY, PETER C	292 BEAVER ST	BEAVER ST	MANCHESTER, NH 03104-5513	39400	86100	125500	SINGLE FAM	350
247-17	18767040	ROUSSEAU-YORK, SUSAN E	MICHIGAN AVE	321 LINCOLN ST #210	MANCHESTER, NH 3103	8600	0	8600	DEVEL LAND	700
247-5A	13530328	MCVEIGH, WILLIAM J	MICHIGAN AVE	1261 PAGE ST	MANCHESTER, NH 03104-5551	7800	0	7800	VAC RES UB	350
245-10	20094752	TARRANT, JOHN B	226 LONDON ST	226 LONDON ST	MANCHESTER, NH 03104-5534	61100	108500	169600	SINGLE FAM	350
✓ 669-8	15895185	OUELLETTE, JOHN F	230 BEAVER ST	230 BEAVER ST	MANCHESTER, NH 03104-5513	39400	44500	83900	SINGLE FAM	350
246-1	3437548	CITY OF MANCHESTER TAX COLLECTOR	MICHIGAN AVE	908 ELM ST	MANCHESTER, NH 3101	49100	0	49100	NON TAX R	700
247-6	19526363	DEAN, ALBERT B	1251 PAGE ST	1215 PAGE ST	MANCHESTER, NH 3104	50900	79800	130700	SINGLE FAM	350
246-6	3437548	CITY OF MANCHESTER TAX COLLECTOR	MICHIGAN ST	908 ELM ST	MANCHESTER, NH 3101	96000	0	96000	NON TAX C	700



**City of Manchester  
Office of the Tax Collector**

City Hall  
One City Hall Plaza - West  
Manchester, New Hampshire 03101  
(603) 624-6575 (Phone)  
(603) 628-6162 (Fax)

Joan A. Porter  
Tax Collector



## Memorandum

DATE: APRIL 26, 2004  
TO: LAND & BUILDING COMMITTEE  
FROM: JOAN PORTER, TAX COLLECTOR *Joan*  
RE: DISPOSAL OF LAND AT WEST HAVEN ROAD  
CC: Assessors  
Highway Dept  
Planning Dept

There have been numerous complaints to the Highway Department about disposal of yard waste on the City-owned property known as W Haven Road at Map 922 Lot 39-A.

I have attached a copy of the map depicting the piece of land in question. According to the property record card (attached) the size is 1757 square feet. I would ask that the Committee determine whether it is surplus to the City's needs and if so, dispose of it in the most appropriate manner according to RSA 80:80 I, II, IIa, III.

122 10,773 (18) 90 90	123 10,773 (68) 90 104	124 10,773 (67) 90 120	125 11,373 (46) 95 134	126 14,482 (65) 121 150	209 10,186 (64) 85 170	11,367 (63) 107 190	107 200 10,165 (33) 107 200
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over

83 100 104 10,000 100	99 100 105 10,000 100
90 (12) 9,635 97.05 234	91 (11) 9,635 107.04 250

VEN

231 16.91 59 (30) 522	249 116.92 60 (31) 10,523
35 283 31 200	36 (18) 11,283 125.37 218

VEN

209 120 13 (7) 10,422	227 115 14 (2) 9,729
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DRIVE

123 100 100 10,000 100	139 100 107 13,180 15,438 (56) 92 (40) 12,180 12,563 110.185 10	159 89.83 200 8,546 (57) 90 8,835 0-93 308	173 91 201 8,645 (58) 91 9,215 97 324	195 91 202 8,645 (59) 91 10,070 106 336	203 90 203 8,550 (60) 90 9,896 106.6 352
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RD.

117 100 68 (32) 9,000	291 85 29 (33) 7,650 4198	303 85 303 (34) 7,650	100 7,500 (19) 39 18,000 -7,500 10,500 (15) 100 290	100 8,500 (17) 40 18,000 -7,500 10,500 (14) 100 306	151.38 41 21,194 (13) 139.95 312
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RD.

243 115 15 (9) 9,471 + 3,621 13,092 31.22 151.1 (4)	265 150 16 (10) 11,982 + 3,621 15,603 31.22 151.1 (4)	295 170 17 (11) 13,048 32.830 (2) M-6-2002 174.5 152.2 194.2	307 89.0 LOT 1 11,176 (12) 89.0 S-21-99 112.8 LOT 3 SEE 926/89 74.8	319 116.47 LOT 2 25,063 (12) 267.58
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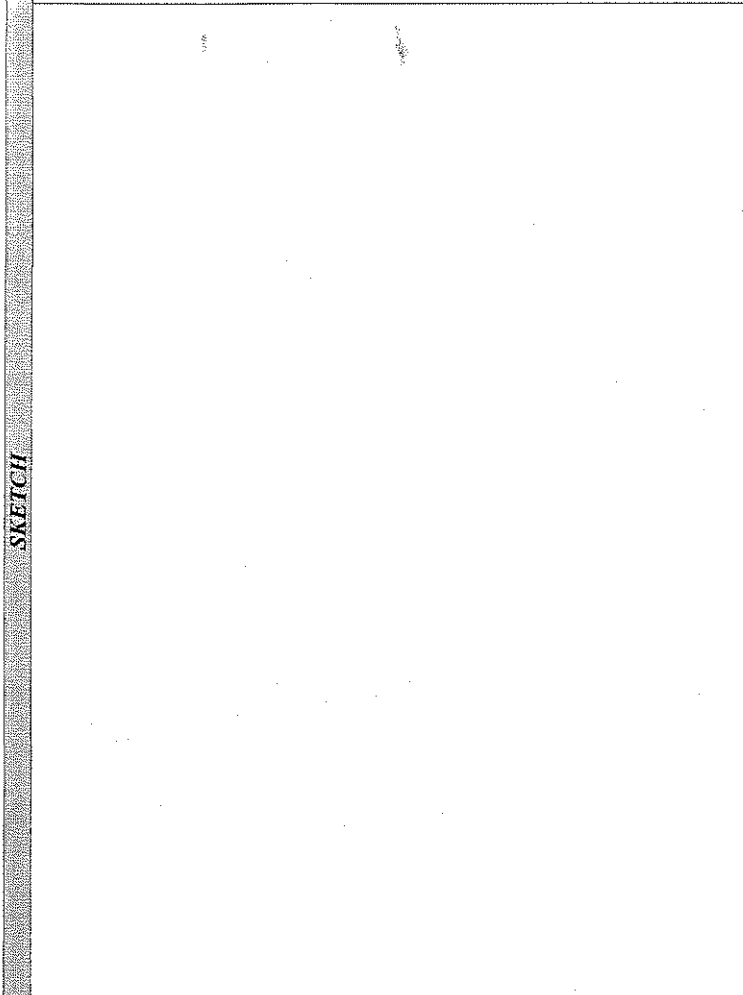
896

ERANS' HOSPITAL

7

Print Date: 04/27/2004 11:08

CURRENT OWNER				UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT						
CITY OF MANCHESTER TAX COLLECT				1 Level	8 None	1 Paved	1 Urban	Description	Code	Appraised Value	Assessed Value	83,500				
908 ELM ST MANCHESTER, NH 03101-2018						5 Curb & Gutte		EXM LAND	9600	83,500	83,500					
Additional Owners:																
VISION																
GIS ID:																
RECORD OF OWNERSHIP																
CITY OF MANCHESTER TAX COLLECT																
OWNER UNKNOWN																
EXEMPTIONS																
Year	Type/Description	Amount	Code	Description	Number	Amount	Comm. Int.									
Total:																
OTHER ASSESSMENTS																
BK-VOL/PAGE				01/16/1991	0	0										
SALE DATE				01/16/1991	0	0										
SALE PRICE				0	0											
GIS ID:																
PREVIOUS ASSESSMENTS (HISTORY)																
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	83,500				
2003	9600	83,500	2002	9600	83,500	2001	9600	83,500	2000	9600	83,500					
Total:				83,500												
Total:				83,500												
This signature acknowledges a visit by a Data Collector or Assessor																
APPRaised VALUE SUMMARY																
Appraised Bldg. Value (Card)				0												
Appraised XF (B) Value (Bldg)				0												
Appraised OB (L) Value (Bldg)				0												
Appraised Land Value (Bldg)				83,500												
Special Land Value																
Total Appraised Card Value				83,500												
Total Appraised Parcel Value				83,500												
Valuation Method:				Cost/Market Valuation												
Net Total Appraised Parcel Value				83,500												
VACANT																
BUILDING PERMIT RECORD																
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	ID	Cd.	Purpose/Result				
									10/23/2000	GH	14	Other				
									3/27/1991	00	00	Meas & Int Insp.				
LAND LINE VALUATION SECTION																
B#	Use Code	Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj./Special Pricing	Adj. Unit Price	Land Value
1	9600	NON TAX C					1,757.00	SF	12.68	3.00	1	1.00	660	1.25	47.55	83,500
Total Card Land Units				1,757.00				SF	Parcel Total Land Area:				1,757 SF		Total Land Value	83,500



CONSTRUCTION DETAIL				Commercial Data Elements			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style/ Type	99		Vacant Land	Heat & AC			
Model	00		Vacant	Frame Type			
Grade				Baths/Plumbing			
Stories				Ceiling/Wall			
Occupancy				Rooms/Prtis			
Exterior Wall 1				% Common Wall			
2				Wall Height			
Roof Structure							
Roof Cover							
Interior Wall 1							
2							
Interior Floor 1							
2							
Heating Fuel							
Heating Type							
AC Type							
Bedrooms							
Bathrooms							
Total Rooms							
Bath Type							
Kitchen Style							
MIXED USE				CONDO/MOBILE HOME DATA			
Code	Description	Percentage		Element	Code	Description	Factor
9600	NON TAX C	100		Complex			
				Floor Adj			
				Unit Location			
				Number of Units			
				Number of Levels			
				% Ownership			
				COST/MARKET VALUATION			
				Unadj. Base Rate		1.00	
				Size Adj. Factor		0.00000	
				Grade (Q) Index		0.00	
				Adj. Base Rate		0.00	
				Bldg. Value New		0	
				Year Built		0	
				Eff. Year Built		0	
				Nrml Physcl Dep		0	
				Functl Obslnc		0	
				Econ Obslnc		0	
				Specil Cond. Code			
				Specil Cond %		0	
				Overall % Cond.			
				Deprec. Bldg Value		0	
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)							
Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd Apr. Value
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
Ttl. Gross Liv/Lease Area				0	0	0	Bldg Val:



Robert S. MacKenzie, AICP  
Director

# CITY OF MANCHESTER

## Planning and Community Development

Planning  
Community Improvement Program  
Growth Management



Staff to:  
Planning Board  
Heritage Commission  
Milliard Design Review Committee

April 27, 2004

Committee on Land and Buildings  
Honorable Board of Mayor and Aldermen  
Manchester City Hall  
One City Hall Plaza  
Manchester, New Hampshire 03101

Re: *Disposition of City-owned parcel (Tax Map 922, Lot 39-A) on West Haven Street*

Dear Committee Members:

This irregularly shaped lot is a tax-deeded 1,686 s.f. parcel having 90 feet of frontage on West Haven Street which is directly abutted by three residential properties (see attached map). It is not of sufficient size or shape to act as a buildable lot. The Highway Department has reported numerous recent complaints related to the disposal of trash at this location and the Committee is now being asked to consider whether returning the parcel to private sector ownership would alleviate this problem.

**Surplus Determination:** The Planning Department has reviewed this property and has determined that there are no practical City uses for the parcel and, as such, we recommend that it be declared "surplus" city land.

**Disposition:** The disposition of this parcel had previously come before the Committee in 1991 when one abutter requested an opportunity to acquire it. Our report to the Committee at that time (see attached) recommended that the parcel be offered for sale to one of the three abutters mentioned above. Because our records from that time period are incomplete we are currently unaware as to how this previous issue was settled. However, with respect to the current situation regarding the accumulation of trash at the site, we now believe that the most likely way of resolving the issue is to return the parcel to the private sector. Towards this end, we wish to affirm our previous recommendation to offer the parcel to an abutter. The Committee may wish to consider this option.

Sincerely,

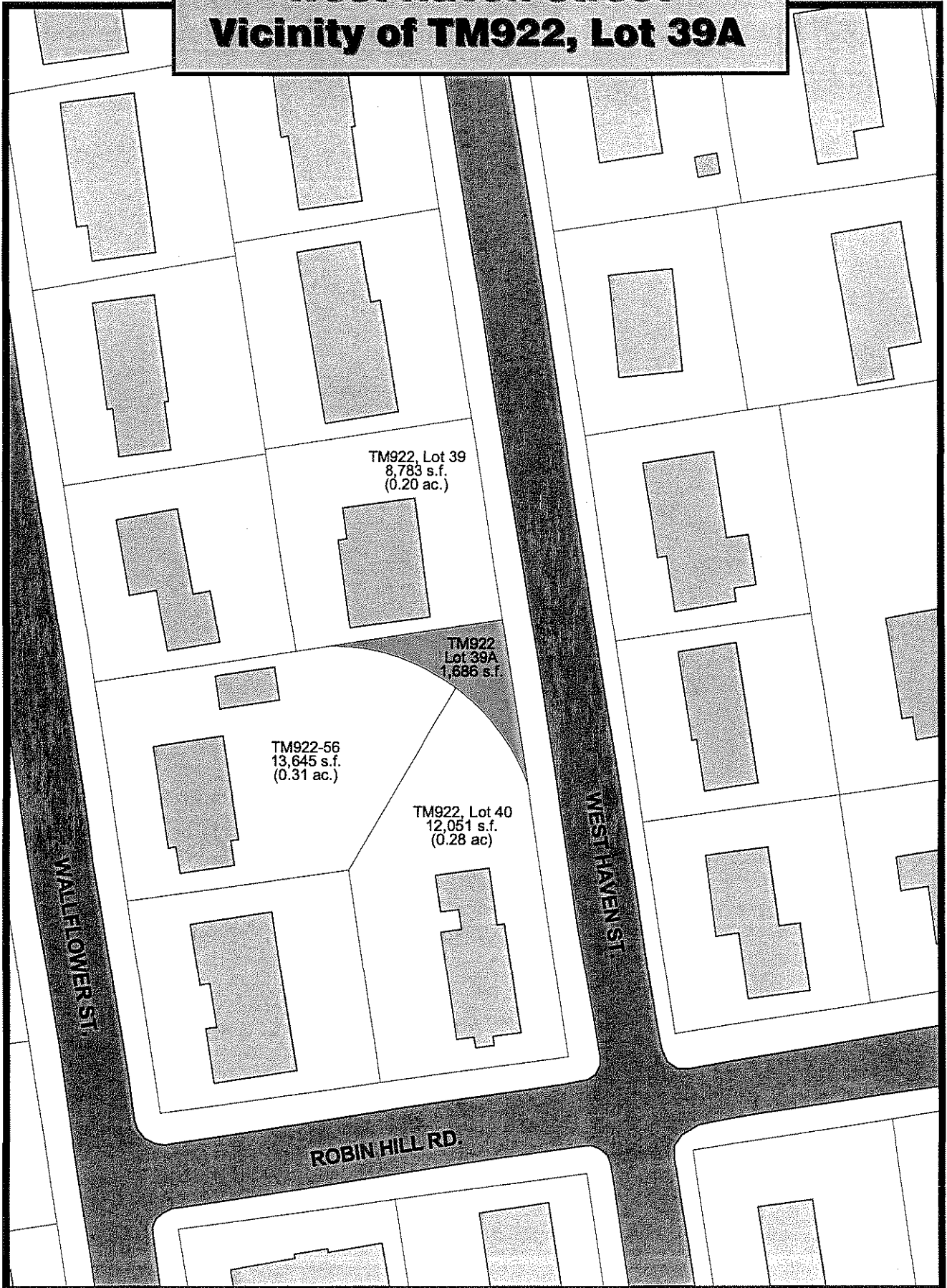
Robert S. MacKenzie  
Director of Planning & Community Development

Copy: file

One City Hall Plaza, Manchester, New Hampshire 03101  
Phone: (603) 624-6450 FAX: (603) 624-6529  
E-mail: [planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)  
[www.ci.manchester.nh.us](http://www.ci.manchester.nh.us)

7

# West Haven Street Vicinity of TM922, Lot 39A



7



City of Manchester  
Office of the Tax Collector

City Hall  
One City Hall Plaza - West  
Manchester, New Hampshire 03101  
(603) 624-6575 (Phone)  
(603) 628-6162 (Fax)

Joan A. Porter  
Tax Collector

## Memorandum

DATE: May 20, 2004  
TO: Land & Building Committee  
FROM: Joan A. Porter, Tax Collector  
RE: L W Haven Rd

As requested, the following contains information regarding the Tax-Deeded property located at: **L W Haven rd**

Prior Owner: Unknown  
Map/Lot: 922/ 39-A  
Lien Date: 05/27/88  
Deed Date: 01/16/91  
Recorded Date: 1/21/91  
Book/Page: 5234/1626  
Back Taxes \$267.36 (not including interest and costs)

I do not have any objections to the disposition of this property.

JMS VALLEY GROVE, LLC  
P.O. BOX 6482  
MANCHESTER, NH 03108-6482  
603-626-7333

Alderman Henry R. Thibault  
Chairman of Lands and Building Committee  
City of Manchester  
One City Hall Plaza  
Manchester, NH 03101

Dear Mr. Thibault.

After speaking with Mr. Osborne, Mr. Johnson and the DPW, they recommended that I direct my requests to your office. My brother Mark and I own and manage the Valley Grove Apartments located in the 700 series on Valley and Grove Streets, just north of Belmont. Since purchasing the property we have dedicated our efforts to capital improvements of the buildings interiors. Now that spring is upon us, we would like to positively enhance our neighborhood by maintaining the rail bed that separates the properties. Specifically, we would like to create an open space area that would be conducive for children to play unimpeded by the liability surrounding the iron rails and the wooden supports below them.

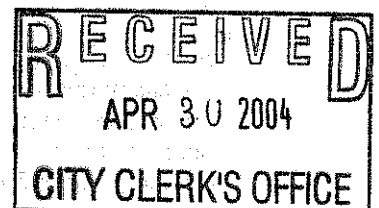
Our proposals would not, in any way, financially burden the city and would in fact lessen or eliminate a potential hot spot for injury. Mark and I would like to remove the railroad tracks, spread loam and seed creating a grassed play area for the children of the apartment complex. Our plans do not include the use of any recreational structures or any outside contractors. Rough drawings of our intentions are included herein.

We certainly would appreciate any of your recommendations.

Sincerely,



Steve Mscisz  
Manager  
JMS Valley Grove Apartments  
603-626-7333



VALLEY ST.

744  
VALLEY  
APTS

PARKING

722  
VALLEY  
APTS

LUIGIS  
REST

BELMONT ST.

FENCE

NEW  
FENCE

PROPOSED  
AREA

NEW  
FENCE

FENCE

RAIL BED

FENCE

FENCE

PARKING

PARKING

739  
GROVE  
APTS

733  
GROVE  
APTS

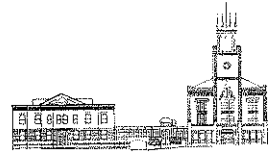
GROVE ST.

8



# CITY OF MANCHESTER

## Office of the City Clerk



Leo R. Bernier  
City Clerk

Carol A. Johnson  
Deputy City Clerk

Paula L-Kang  
Deputy Clerk  
Administrative Services

Matthew Normand  
Deputy Clerk  
Licensing & Facilities

Patricia Piecuch  
Deputy Clerk  
Financial Administration

### MEMORANDUM

To: Ron Johnson  
Kevin Sheppard  
Bob MacKenzie

From: Paula L-Kang *PLK*  
Deputy Clerk

Date: May 3, 2004

Re: Railroad bed located at Valley & Grove Streets

Enclosed please find a copy of a communication from Steve Mscisz, Manager of the JMS Valley Grove Apartments. Mr. Mscisz is interested in improving the railroad bed located adjacent to their property.

This item will be placed in the Lands and Building Committee pending folder and will appear on the next agenda which has yet to be scheduled. If anyone wishes to comment please forward your communication to the committee in care of this office.

Enclosure

8

**To the Honorable Board of Mayor and Alderman of the City of  
Manchester: Lands & Buildings Committee**

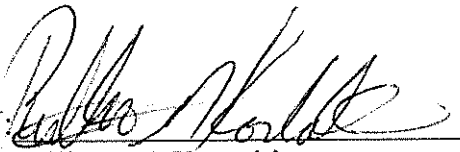
I am writing you today to request a meeting to acquire property previously owned by Boston & Maine Railroad Co., now owned by The State of New Hampshire. Said property is located at Belmont Street with Valley St. as a cross street on the southwest and Grove St. on the Northeast. It is located on map #128.

The reason for this request is that I own Property & Business located at 706 to 722 Valley Street, said property is behind my business known as Luigi's Pizza Bar & Grille. I would like to clean up old railroad tracks and use it as additional parking. I understand that said property is to be used as a Bike trail. Property's width is approximately 50 feet 20 feet should be adequate for bike trail the remaining 30 feet is what I would like to redevelop and use as additional parking. Enclosed is a rough drawing for the redevelopment and use of property.

I look forward to meeting with you to discuss this matter further. Thank You!!

Dated at the City of Manchester, New Hampshire this 8<sup>th</sup> day of September 2003.

BY:

  
Rallitsa M. Kostakis

15-B + 15 W  
778 Ft.  
Coal

AND

D/160.53

(10)  
UMP 11/84

D-100.63

CONCORD

243.10 (OVERALL)  
165.80  
134.17

42,283  $\phi$   
0.971 AC.

5-2-82

(12)

122.68

6542  
156  
6698

10,564  $\phi$   
0.242 AC.

(11)

11,776  
3,935  
7,701

5-2-82

UMP  
3/7/90

306.75

3,935

10.00

367.50 (OVERALL)  
727

106-712 - 720

265.50

267.50

727

*#557  
Manchester  
City Solicitor*  
18-34  
2  
KNOW ALL MEN BY THESE PRESENTS

THAT, The State of New Hampshire, whose mailing address is the Department of Transportation, 1 Hazen Drive, P.O. Box 483, Concord, NH 03302-0483, pursuant to RSA 4:40 and RSA 228:67, for considerations paid to it in hand before the delivery hereof, well and truly paid by the City of Manchester, a municipal corporation, whose mailing address is 1 City Hall Plaza, Manchester, NH 03101-2097, has remised, released and forever QUITCLAIMED, and by these presents, does remise, release and forever quitclaim unto said City of Manchester, its successors, and assigns forever:

Any and all interest the State of New Hampshire has in a portion of the abandoned Portsmouth Branch railroad corridor, including all stations, buildings, bridges, structures, crossings, culverts and improvements thereon and including all appurtenances thereto and formerly owned by the Boston and Maine Corporation, the Elliot Hospital of the City of Manchester, 67 Willow Street Realty, L.L.C., and the Flying Horse Realty, Inc., located in the City of Manchester, bounded and described as follows:

**Parcel 1:**

Beginning at a point designated as Engineering Station 1967+70+/- located on the westerly sideline of Page Street as shown on Railroad Valuation Plan V28NH, Map 38; thence running generally in a westerly direction to a point designated as Engineering Station 1997+50+/- as shown on Railroad Valuation Plan V28NH, Map 39.

**Parcel 2:**

Beginning at a point designated as Engineering Station 2002+90+/- located on the westerly sideline of Mammoth Road as shown on Railroad Valuation Plan V28NH, Map 39; thence running generally in a westerly direction to a point designated as Engineering Station 2008+05+/- at the easterly sideline of Hall Road as shown on Railroad Valuation Plan V28NH, Map 39.

**Parcel 3:**

Beginning at a point designated as Engineering Station 2021+70+/- located on the westerly sideline of Massabesic Street as shown on Railroad Valuation Plan V28NH, Map 39; thence running generally in a westerly direction to a point designated as Engineering Station 2080+80+/- at the easterly sideline of Union Street as shown on Railroad Valuation Plan V28NH, Map 41.

**Parcel 4:**

Beginning at a point designated as Engineering Station 2094+12+/- as shown on Railroad Valuation Plan V28NH, Map 41; thence running generally in a northwesterly direction to a point designated as Engineering Station 2104+28+/- at the easterly sideline of Elm Street as shown on Railroad Valuation Plan V28NH, Map 41.

Meaning and intending to convey all the railroad corridor conveyed to the State of New Hampshire by the Boston and Maine Corporation by a deed recorded in the Hillsborough County Registry of Deed in Book 6200, Pages 40 - 48 on January 11, 2000, said parcels containing an area of 12.45 acres, more or less.

**Parcel 5:**

Beginning at a point designated as Engineering Station 1997+50+/- as shown on Railroad Valuation Plan V28NH, Map 39; thence running generally in a westerly direction to a point designated as Engineering Station 2002+44+/- located on the easterly sideline of Mammoth Road as shown on Railroad Valuation Plan V28NH, Map 39.

Meaning and intending to convey all the railroad corridor conveyed to the State of New Hampshire by the Boston and Maine Corporation by a deed recorded in the Hillsborough County Registry of Deed in Book 5719, Pages 215 – 221 on May 21, 1996, said parcel containing an area of 0.66 acres, more or less.

**Parcel 6:**

Beginning at a point designated as Engineering Station 2008+61+/- located on the westerly sideline of Hall Street as shown on Railroad Valuation Plan V28NH, Map 39; thence running generally in a westerly direction to a point designated as Engineering Station 2021+76+/- at the easterly sideline of Massabesic Street as shown on Railroad Valuation Plan V28NH, Map 39.

Meaning and intending to convey all the railroad corridor conveyed to the State of New Hampshire by the Elliot Hospital of the City of Manchester by an easement recorded in the Hillsborough County Registry of Deed in Book 5645, Pages 1085 – 1087 on August 1, 1995, said parcel containing an area of 0.60 acres, more or less.

**Parcel 7:**

Beginning at a point designated as Engineering Station 2081+13+/- located on the westerly sideline of Union Street as shown on Railroad Valuation Plan V28NH, Map 41; thence running generally in a westerly direction to a point designated as Engineering Station 2083+33+/- at the easterly sideline of Willow Street as shown on Railroad Valuation Plan V28NH, Map 41.

Meaning and intending to convey all the railroad corridor conveyed to the State of New Hampshire by the 67 Willow Street Realty, L.L.C. by an easement recorded in the Hillsborough County Registry of Deed in Book 6513, Pages 131 – 132 on October 30, 2001, said parcel containing an area of 0.15 acres, more or less.

**Parcel 8:**

Beginning at the southerly most point of said premises, at an iron pin with cap to be set; thence along a curve westerly along said parcel with a radius of 962.57 feet, a distance of 470.56 feet to a point; thence N8°25'43"W a distance of 108.31 feet to a point; thence along a curve southeasterly with a radius of 932.57 feet to a point on Willow Street in Manchester, New Hampshire; thence S13°52'44" east a distance of 45.99 feet to the point of beginning, as shown on plan entitled "Easement Plan of Land prepared for Flying Horse Realty Inc., in Manchester, NH, scale 1" = 40", Date: January 11, 2000", prepared by Duval Survey, Inc., 14 Dartmouth Street, Hooksett, NH 03103, and recorded in the Hillsborough County Registry of Deeds as Plan No. 30334.

Meaning and intending to convey all the railroad corridor conveyed to the State of New Hampshire by the Flying Horse Realty, Inc., by an easement recorded in the Hillsborough County Registry of Deed in Book 6208, Pages 26 – 27 on February 9, 2000, said parcel containing an area of 0.34 acres, more or less.

BK 65561 PG 1309

As a further condition of this instrument, the City of Manchester agrees to the following:

- 1.) The City of Manchester shall use and manage the abandoned railroad corridor as a recreational trail for use by the general public.
- 2.) Any future alterations by the City of Manchester to the abandoned railroad corridor shall necessitate review by the Federal Highway Administration relative to the Section 106 historic review process.
- 3.) The City of Manchester must obtain approval from the New Hampshire Department of Transportation before selling any portion of the abandoned railroad corridor.

**Excepting and Reserving**, to the State of New Hampshire by or through its Department of Transportation of any successor agency, a transportation easement, 30 feet in width, crossing all the above-described parcels for any mode of public travel, including, but not limited to, vehicular, railroad, bus, or other form of mass transit, pedestrian, bicycle, snowmobile (not including motorcycles) or other form of recreational travel.

**TO HAVE AND TO HOLD** said premises, with all the privileges and appurtenances thereunto belonging to the City of Manchester, its successors and assigns forever.

**IN WITNESS WHEREOF**, The State of New Hampshire has caused its name to be set and its seal to be hereunto affixed by the Commissioner of the New Hampshire Department of Transportation, duly authorized and executed this 14<sup>th</sup> day of December, 20 01.

Signed, Sealed and Delivered  
in the presence of

Diane Hartford

STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION

Carol A. Murray  
Commissioner

THE STATE OF NEW HAMPSHIRE      COUNTY OF MERRIMACK

On this 14<sup>th</sup> day of December, 20 01, before me, Diane Hartford the undersigned officer, personally appeared the Commissioner of the Department of Transportation, and that as such Commissioner, being authorized so to do, executed the forgoing instrument for the purposes therein contained, by signing the name of the State of New Hampshire as the Commissioner of the Department of Transportation.

**IN WITNESS WHEREOF**, I hereunto set my hand and official seal.

DIANE L. HARTFORD  
Notary Public  
My Commission Expires July 01, 2004

Diane L. Hartford  
NOTARY PUBLIC

Approved by New Hampshire Council on Resources and Development on July 14, 2000.  
Approved by Long Range Capital Planning and Utilization Committee on August 22, 2001.  
Approved by Governor and Executive Council on October 10, 2001, Item # 146.

0K6561P6131U

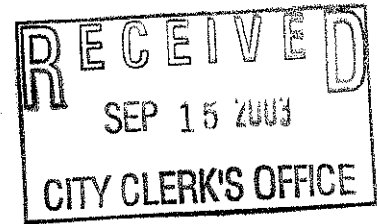
9



**City of Manchester  
Office of the Tax Collector**

City Hall  
One City Hall Plaza - West  
Manchester, New Hampshire 03101  
(603) 624-6575 (Phone)  
(603) 628-6162 (Fax)

Joan A. Porter  
Tax Collector



## Memorandum

**DATE:** SEPTEMBER 12, 2003

**TO:** CITY CLERK

**FROM:** JOAN PORTER, TAX COLLECTOR

**RE:** PURCHASE OF RAILROAD PROPERTY

Since this is not a tax-deeded property, the Tax Collector's office has no interest in its disposition.

a

To: Committee on Lands and Buildings  
From: Board of Assessors  
Date: November 6, 2003

Re: Map 129  
Request to Purchase Property-

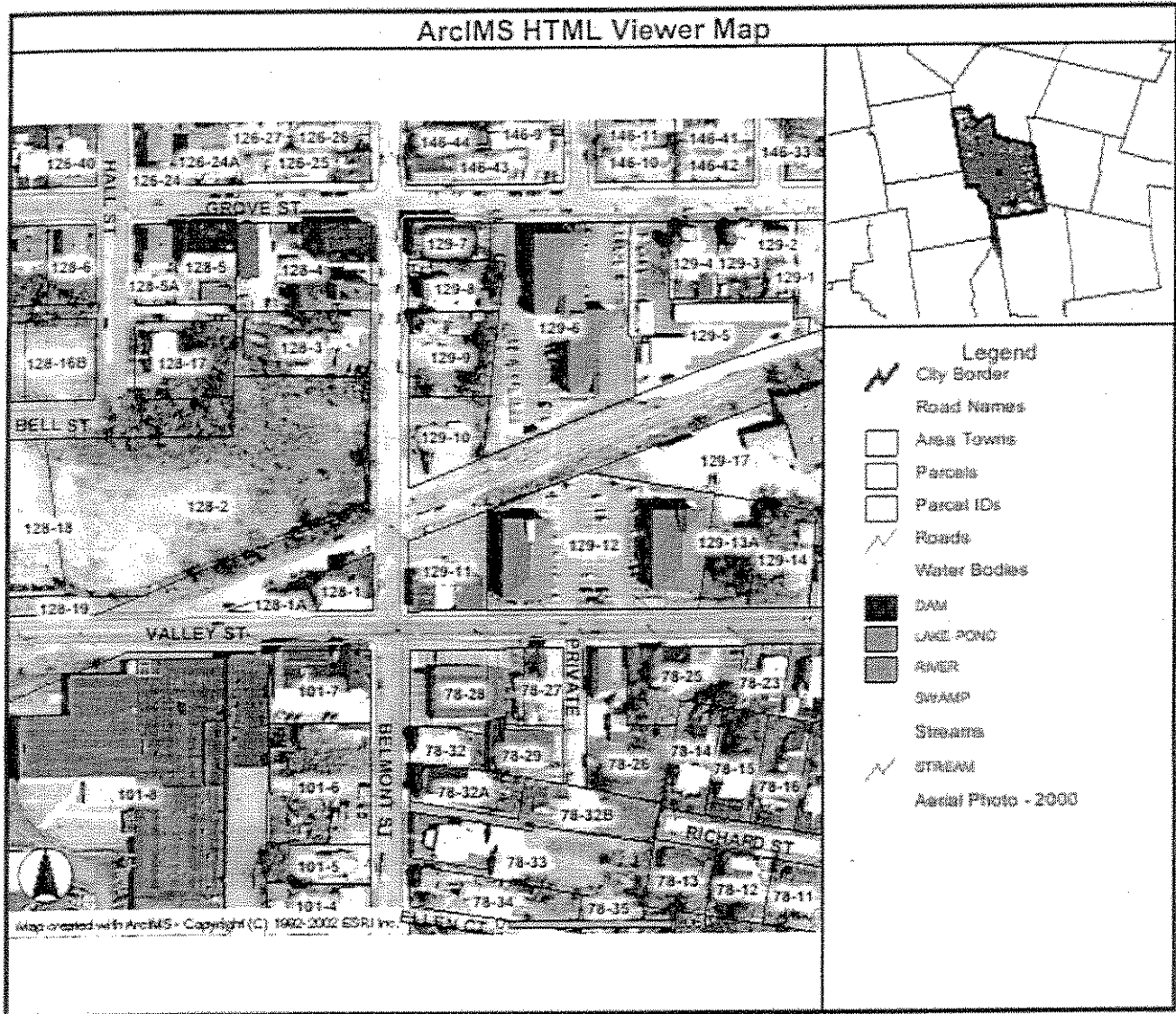
The following is a summary of important facts and the value estimate:

Property Location	Land is located Valley and Belmont St. in back of Luigi's Pizza
Assessors Map/Lot	Map 129 there is no lot number
Property Owner	City of Manchester, NH
Deed Book/Page	Deeded 1/10/02 Book 6561 Page 1308
Date Acquired	Jan 11, 2002
Improved/Vacant	Vacant
Total Land Area	30 Feet Wide time the Length of 109 feet = 3,270
Current Zoning	RDV Which means Any permitted use
Overlay District	
Easements/Restrictions	
Utilities Available	All
Total Current Assessment	
Indicated Range of Value/Unit	
Indicated Range of Value	They would be purchasing 3,270 sq. ft. time \$4.00 = \$13,080 \$13,100
Comments	We are using \$4.00 per sq. ft. that is what B & M is selling land to individuals that purchase land in areas like this one.

Respectfully submitted by the Board of Assessors,

Thomas C. Nichols

Thomas C. Nichols, Acting Chairman



Bldg.#: 1 Card 1 of 1

**Other ID:**

[illegible]

### CONSTRUCTION DETAIL

Commercial Data Elements			
Element	Cd	Ch	Description
Heat & AC	04		AVERAGE
Frame Type	02		WOOD FRAME
Baths/Plumbing	02		AVERAGE
Ceiling/Wall	06		CEIL & WALLS
Rooms/Prtus	02		AVERAGE
% Common Wall	00		
Wall Height	12		
CONDOMOBILE HOME DATA			
Element	Code	Description	Factor
Complex			
Floor Adj			
Unit Location			
Number of Units			
Number of Levels			
% Ownership			
COST/MARKET VALUATION			
Unadj. Base Rate		73.00	
Size Adj. Factor		0.98489	
Grade (Q) Index		1.01	
Adj. Base Rate		72.62	
Bldg. Value New		314,227	
Year Built		1910	
Eff. Year Built		(AV) 1941	
Nettl Physcl Dep		60	
Functnl Obslnc			
Econ Obslnc			
Spec'l Cond. Code			
Spec'l Cond. %			
Overall % Cond.		40	
Deprec. Bldg Value			125,700

MINED USE			
Code	Description	Percentage	
3260	REST/CLUBS	100	

### MINI-USE

Code	Description	Percentage
3260	REST/CLUBS	100

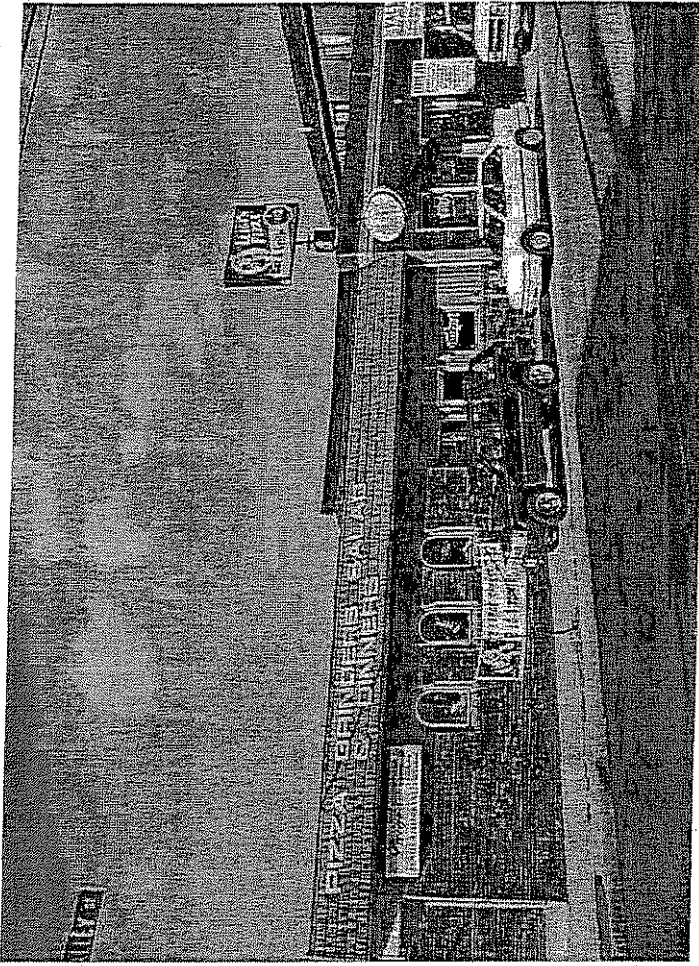
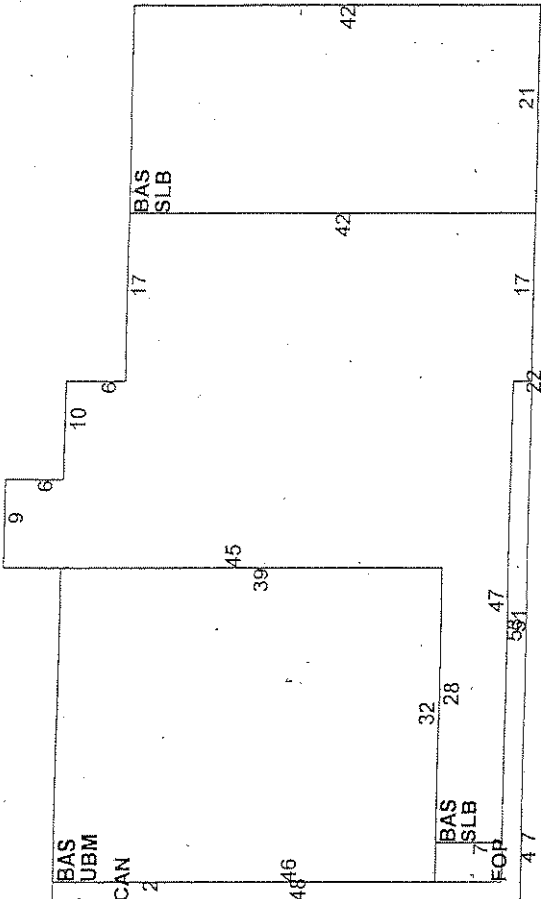
### OB-OUTBUILDING & YARD ITEMS (D) / X-BUILDING EXTRA FEATURES (B)

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rr	%Cnd	Appr. Value
PAV1	PAVING-ASPHALT	L	7,305	0.90	1990	0	73	4,800
SGN4	W/MOTOR & LTS	L	1	88.00	1986	0	63	100
CLR1	COOLER	B	54	20.00	1941	1	100	400
A/C	AIR CONDITION	B	3,086	2.00	1941	1	100	2,500

### BUILDING SITE AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	3,968	3,968	3,968	72.62	288,156
CAN	Canopy	0	198	40	14.67	2,905
FOP	Porch, Open, Finished	0	28	7	18.16	508
SLB	Slab	0	2,720	0	0.00	0
UBM	Basement, Unfinished	0	1,248	312	18.16	22,657

Ttl. Gross Liv/Lease Area	3,968	8,162	4,327 Bldg Val:	314,227
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Robert S. MacKenzie, AICP  
Director

# CITY OF MANCHESTER

## Planning and Community Development

Planning  
Community Improvement Program  
Growth Management



Staff to:  
Planning Board  
Heritage Commission  
Millyard Design Review Committee

January 12, 2004

Committee on Land and Buildings  
Honorable Board of Mayor and Aldermen  
City Hall - One City Hall Plaza  
Manchester, N.H. 03101

RE: *Disposition of city-owned land on Belmont Street previously owned by the B&B Railroad Company*

Dear Committee Members:

This is to provide a report pursuant to Section 23½ pertaining to the above-referenced city-owned land.

The City recently received a letter from the owner of Luigi's Pizza Bar & Grille, which is located on the northeast corner of Valley and Belmont Streets, inquiring about the possibility of acquiring a portion of the city-owned former rail corridor which passes immediately to the north of their pizzeria. More specifically, the request is to acquire the nearest abutting 30 feet of an existing 60 foot wide ROW for the purpose of providing a larger parking area for the subject restaurant.

**Surplus Determination:** The Planning Department has reviewed this property and communicated with the Parks Department about this matter and has discovered that there is a plan to run a future pedestrian/bicycle trail system over the former rail ROW – for the purpose of connecting the RiverWalk along the Merrimack River to the state's Rockingham Trail, which essentially runs between Hampton and Lake Massabesic. As such, we do not believe that the former rail ROW is surplus to city needs.

**Disposition:** If it could be determined in advance that it would not obstruct or otherwise compromise any portion of the City's future pedestrian/bicycle trail plan, we suggest that the Committee consider recommending the possibility that a license be issued to Luigi's Pizza Bar & Grille allowing their private use of an appropriate portion of the subject ROW for their parking needs.

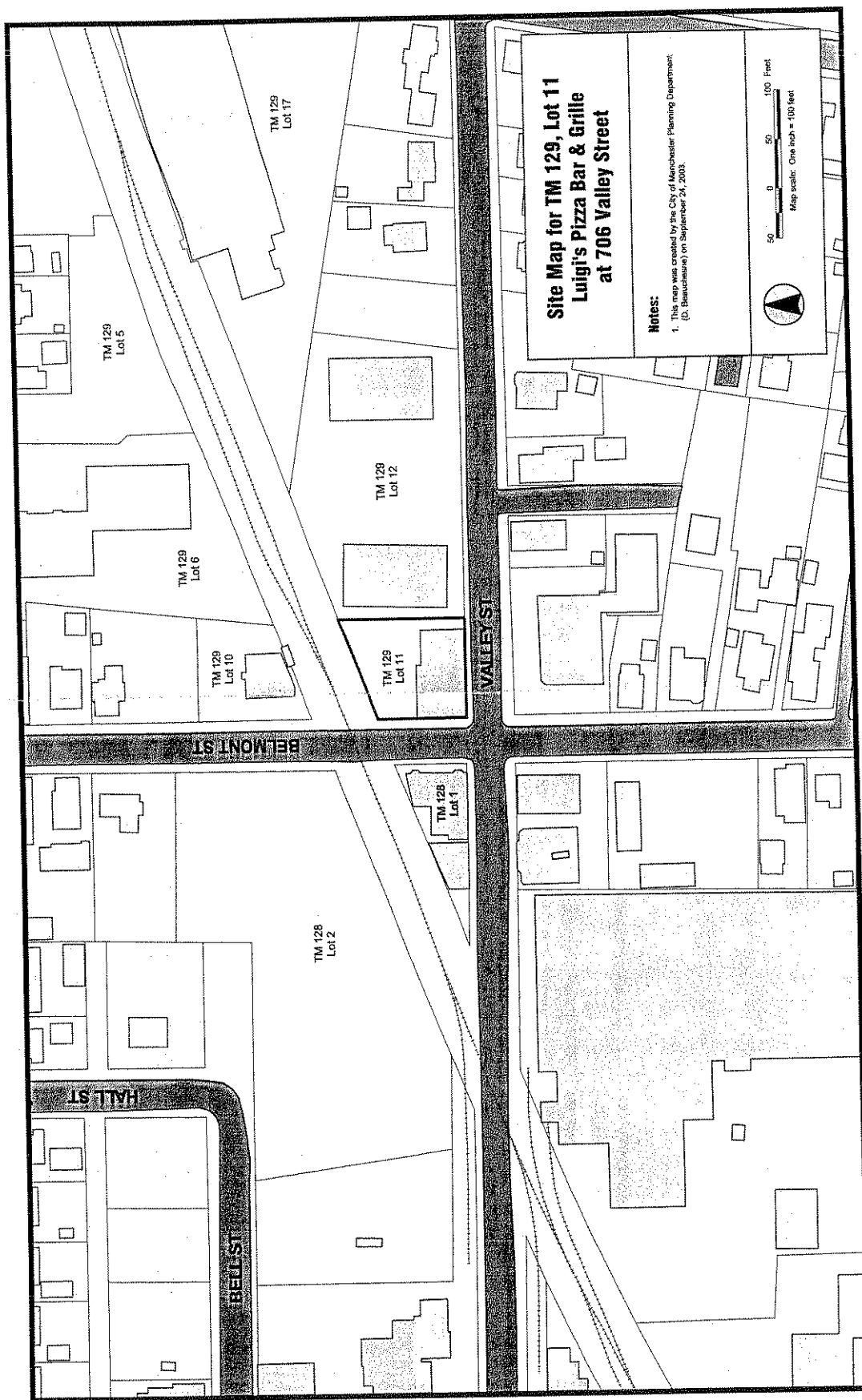
Sincerely,

Robert S. MacKenzie  
Director of Planning

One City Hall Plaza, Manchester, New Hampshire 03101  
Phone: (603) 624-6450 FAX: (603) 624-6529  
E-mail: [planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)  
[www.ci.manchester.nh.us](http://www.ci.manchester.nh.us)

9

9



# J.C.'S Auto Sales

◆◆◆  
118 Maple ST. ♦ Manchester, NH 03103  
Phone 1-603-645-6160 ♦ Fax 1-603-645-6160

RECEIVED  
MANCHESTER CITY CLERK

'04 APR 27 AM 11:52

April 26, 2004

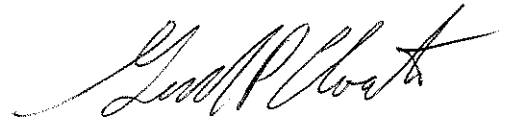
City Hall, City Clerks office  
One City Hall Plaza  
Manchester, NH, 03102

To Whom It May Concern,

My name is Gerald P. Cloutier. I am the owner of the property at 118 Maple St. It has come to my attention that the city of Manchester has aquired the abutting land on 118 Maple St. that was the former property of the Boston and Maine Railroads. I am interested in purchasing this property from the City of Manchester. Recently it has come to my attention that I am not in compliance with the parking codes that the city regulates. If able to purchase this piece of property on the corner of Maple St. and Sommerville. St. I will be in compliance with the City. I would appreciate it if you can look into this matter for me. If you can advise me on my next step in aquiring this property, who to conta ct , what the price might be. I would appreciate it . Thank-you for this consideration. I will be looking forward to hearing from you.

Sincerely,

Gerald P. Cloutier



65 Winter St  
Manchester NH 03102

Home 626 7274  
Work 645 6160  
Cell 582 2522

10

2005337

2002 JAN 11 PM 1:39

**KNOW ALL MEN BY THESE PRESENTS**

*557  
77.12  
City Solicitor*

18-71

THAT, The State of New Hampshire, whose mailing address is the Department of Transportation, 1 Hazen Drive, P.O. Box 483, Concord, NH 03302-0483, pursuant to RSA 4:40 and RSA 228:67, for considerations paid to it in hand before the delivery hereof, well and truly paid by the City of Manchester, a municipal corporation, whose mailing address is 1 City Hall Plaza, Manchester, NH 03101-2097, has remised, released and forever QUITCLAIMED, and by these presents, does remise, release and forever quitclaim unto said City of Manchester, its successors, and assigns forever:

Any and all interest the State of New Hampshire has in a portion of the abandoned Portsmouth Branch railroad corridor, including all stations, buildings, bridges, structures, crossings, culverts and improvements thereon and including all appurtenances thereto and formerly owned by the Boston and Maine Corporation, the Elliot Hospital of the City of Manchester, 67 Willow Street Realty, L.L.C., and the Flying Horse Realty, Inc., located in the City of Manchester, bounded and described as follows:

**Parcel 1:**

Beginning at a point designated as Engineering Station 1967+70+/- located on the westerly sideline of Page Street as shown on Railroad Valuation Plan V28NH, Map 38; thence running generally in a westerly direction to a point designated as Engineering Station 1997+50+/- as shown on Railroad Valuation Plan V28NH, Map 39.

**Parcel 2:**

Beginning at a point designated as Engineering Station 2002+90+/- located on the westerly sideline of Mammoth Road as shown on Railroad Valuation Plan V28NH, Map 39; thence running generally in a westerly direction to a point designated as Engineering Station 2008+05+/- at the easterly sideline of Hall Road as shown on Railroad Valuation Plan V28NH, Map 39.

**Parcel 3:**

Beginning at a point designated as Engineering Station 2021+70+/- located on the westerly sideline of Massabesic Street as shown on Railroad Valuation Plan V28NH, Map 39; thence running generally in a westerly direction to a point designated as Engineering Station 2080+80+/- at the easterly sideline of Union Street as shown on Railroad Valuation Plan V28NH, Map 41.

**Parcel 4:**

Beginning at a point designated as Engineering Station 2094+12+/- as shown on Railroad Valuation Plan V28NH, Map 41; thence running generally in a northwesterly direction to a point designated as Engineering Station 2104+28+/- at the easterly sideline of Elm Street as shown on Railroad Valuation Plan V28NH, Map 41.

Meaning and intending to convey all the railroad corridor conveyed to the State of New Hampshire by the Boston and Maine Corporation by a deed recorded in the Hillsborough County Registry of Deed in Book 6200, Pages 40 - 48 on January 11, 2000, said parcels containing an area of 12.45 acres, more or less.

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BK6561PG1308

**Parcel 5:**

Beginning at a point designated as Engineering Station 1997+50+/- as shown on Railroad Valuation Plan V28NH, Map 39; thence running generally in a westerly direction to a point designated as Engineering Station 2002+44+/- located on the easterly sideline of Mammoth Road as shown on Railroad Valuation Plan V28NH, Map 39.

Meaning and intending to convey all the railroad corridor conveyed to the State of New Hampshire by the Boston and Maine Corporation by a deed recorded in the Hillsborough County Registry of Deed in Book 5719, Pages 215 - 221 on May 21, 1996, said parcel containing an area of 0.66 acres, more or less.

**Parcel 6:**

Beginning at a point designated as Engineering Station 2008+61+/- located on the westerly sideline of Hall Street as shown on Railroad Valuation Plan V28NH, Map 39; thence running generally in a westerly direction to a point designated as Engineering Station 2021+76+/- at the easterly sideline of Massabesic Street as shown on Railroad Valuation Plan V28NH, Map 39.

Meaning and intending to convey all the railroad corridor conveyed to the State of New Hampshire by the Elliot Hospital of the City of Manchester by an easement recorded in the Hillsborough County Registry of Deed in Book 5645, Pages 1085 - 1087 on August 1, 1995, said parcel containing an area of 0.60 acres, more or less.

**Parcel 7:**

Beginning at a point designated as Engineering Station 2081+13+/- located on the westerly sideline of Union Street as shown on Railroad Valuation Plan V28NH, Map 41; thence running generally in a westerly direction to a point designated as Engineering Station 2083+33+/- at the easterly sideline of Willow Street as shown on Railroad Valuation Plan V28NH, Map 41.

Meaning and intending to convey all the railroad corridor conveyed to the State of New Hampshire by the 67 Willow Street Realty, L.L.C. by an easement recorded in the Hillsborough County Registry of Deed in Book 6513, Pages 131 - 132 on October 30, 2001, said parcel containing an area of 0.15 acres, more or less.

**Parcel 8:**

Beginning at the southerly most point of said premises, at an iron pin with cap to be set; thence along a curve westerly along said parcel with a radius of 962.57 feet; a distance of 479.56 feet to a point; thence N8°25'43"W a distance of 108.31 feet to a point; thence along a curve southeasterly with a radius of 932.57 feet to a point on Willow Street in Manchester, New Hampshire; thence S13°52'44" east a distance of 45.99 feet to the point of beginning, as shown on plan entitled "Easement Plan of Land prepared for Flying Horse Realty Inc., in Manchester, NH, scale 1" = 40", Date: January 11, 2000", prepared by Duval Survey, Inc., 14 Dartmouth Street, Hooksett, NH 03103, and recorded in the Hillsborough County Registry of Deeds as Plan No. 30334.

Meaning and intending to convey all the railroad corridor conveyed to the State of New Hampshire by the Flying Horse Realty, Inc., by an easement recorded in the Hillsborough County Registry of Deed in Book 6208, Pages 26 - 27 on February 9, 2000, said parcel containing an area of 0.34 acres, more or less.

BK6561PG1308

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As a further condition of this instrument, the City of Manchester agrees to the following:

1.) The City of Manchester shall use and manage the abandoned railroad corridor as a recreational trail for use by the general public.

2.) Any future alterations by the City of Manchester to the abandoned railroad corridor shall necessitate review by the Federal Highway Administration relative to the Section 106 historic review process.

3.) The City of Manchester must obtain approval from the New Hampshire Department of Transportation before selling any portion of the abandoned railroad corridor.

**Excepting and Reserving**, to the State of New Hampshire by or through its Department of Transportation of any successor agency, a transportation easement, 30 feet in width, crossing all the above-described parcels for any mode of public travel, including, but not limited to, vehicular, railroad, bus, or other form of mass transit, pedestrian, bicycle, snowmobile (not including motorcycles) or other form of recreational travel.

**TO HAVE AND TO HOLD** said premises, with all the privileges and appurtenances thereunto belonging to the City of Manchester, its successors and assigns forever.

**IN WITNESS WHEREOF**, The State of New Hampshire has caused its name to be set and its seal to be hereunto affixed by the Commissioner of the New Hampshire Department of Transportation, duly authorized and executed this 14<sup>th</sup> day of December, 20 01.

Signed, Sealed and Delivered  
in the presence of

Diane Hartford

STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION

Carol A. Murray  
Commissioner

THE STATE OF NEW HAMPSHIRE      COUNTY OF MERRIMACK

On this 14<sup>th</sup> day of December, 20 01, before me, Diane Hartford the undersigned officer, personally appeared the Commissioner of the Department of Transportation, and that as such Commissioner, being authorized so to do, executed the forgoing instrument for the purposes therein contained, by signing the name of the State of New Hampshire as the Commissioner of the Department of Transportation.

**IN WITNESS WHEREOF**, I hereunto set my hand and official seal.

DIANE L. HARTFORD  
Notary Public  
My Commission Expires July 11, 2004

Diane L. Hartford  
NOTARY PUBLIC

Approved by New Hampshire Council on Resources and Development on July 14, 2000.  
Approved by Long Range Capital Planning and Utilization Committee on August 22, 2001.  
Approved by Governor and Executive Council on October 10, 2001, Item # 146.

DK6561PB131U

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**City of Manchester  
Office of the Tax Collector**

City Hall  
One City Hall Plaza - West  
Manchester, New Hampshire 03101 Joan A. Porter  
(603) 624-6575 (Phone) Tax Collector  
(603) 628-6162 (Fax)

## **Memorandum**

**DATE:** April 30, 2004  
**TO:** Land & Building Committee  
**FROM:** Joan A. Porter, Tax Collector  
**RE:** L Corner of Maple St/Somerville St

As the parcel referenced above is not a Tax-Deeded property, the Tax Collector's office has no interest in its disposition nor any further information to contribute.

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Robert S. MacKenzie, AICP  
Director

# CITY OF MANCHESTER

## Planning and Community Development

Planning  
Community Improvement Program  
Growth Management



Staff to:  
Planning Board  
Heritage Commission  
Millyard Design Review Committee

May 24, 2004

Committee on Land and Buildings  
Honorable Board of Mayor and Aldermen  
Manchester City Hall  
One City Hall Plaza  
Manchester, New Hampshire 03101

Re: *Disposition of City-owned former rail ROW parcel abutting 118 Maple Street*

Dear Committee Members:

The City has received a written request by Mr. Gerald Cloutier, owner of J. C.'s Auto Sales (corner of Silver, Somerville and Maple Streets), seeking the opportunity to purchase a small triangular-shaped 5,271 s.f. section of the former B & M Portsmouth Branch rail line which abuts his property (see attached map). Mr. Cloutier's stated goal in such a purchase is that it would assist in resolving his used car business' on-site parking problems. At its widest, the subject city-owned parcel is app. 60' wide and contains the former railroad's steel rails and timber ballast which are still in place running down the middle of the parcel.

**Surplus Determination:** The Planning Department has communicated with the Parks, Recreation and Cemeteries Department in reviewing this property and has determined that the City has long-term plans to install a bike/pedestrian trail along the former Portsmouth Branch railroad line through this part of town to connect the state's Rockingham Recreational Trail on the east side of the city with the CrossTrails hub in the vicinity of the south Millyard ballfield. It was also found that the State of New Hampshire, in deeding the former rail ROW to the City, not only reserved a 30' wide transportation easement on the property for possible future rail uses but also maintained a right to approve any sale of the rail ROW which the City may wish to undertake. In view of these long-range plans and restrictions, our recommendation is that the subject parcel continue to be maintained in city ownership and not be declared surplus.

**Disposition:** Given the real commercial need by J. C.'s Auto Sales for added on-site parking, we feel that the City could reasonably enter into a lease agreement with Mr. Cloutier which would allow him to use approximately 30' of that portion of the subject parcel which is closest to his 118 Maple Street business such lease to include a reversionary clause that would allow the City to construct a recreational trail at any apt future date. The Committee may wish to consider this option.

Sincerely,

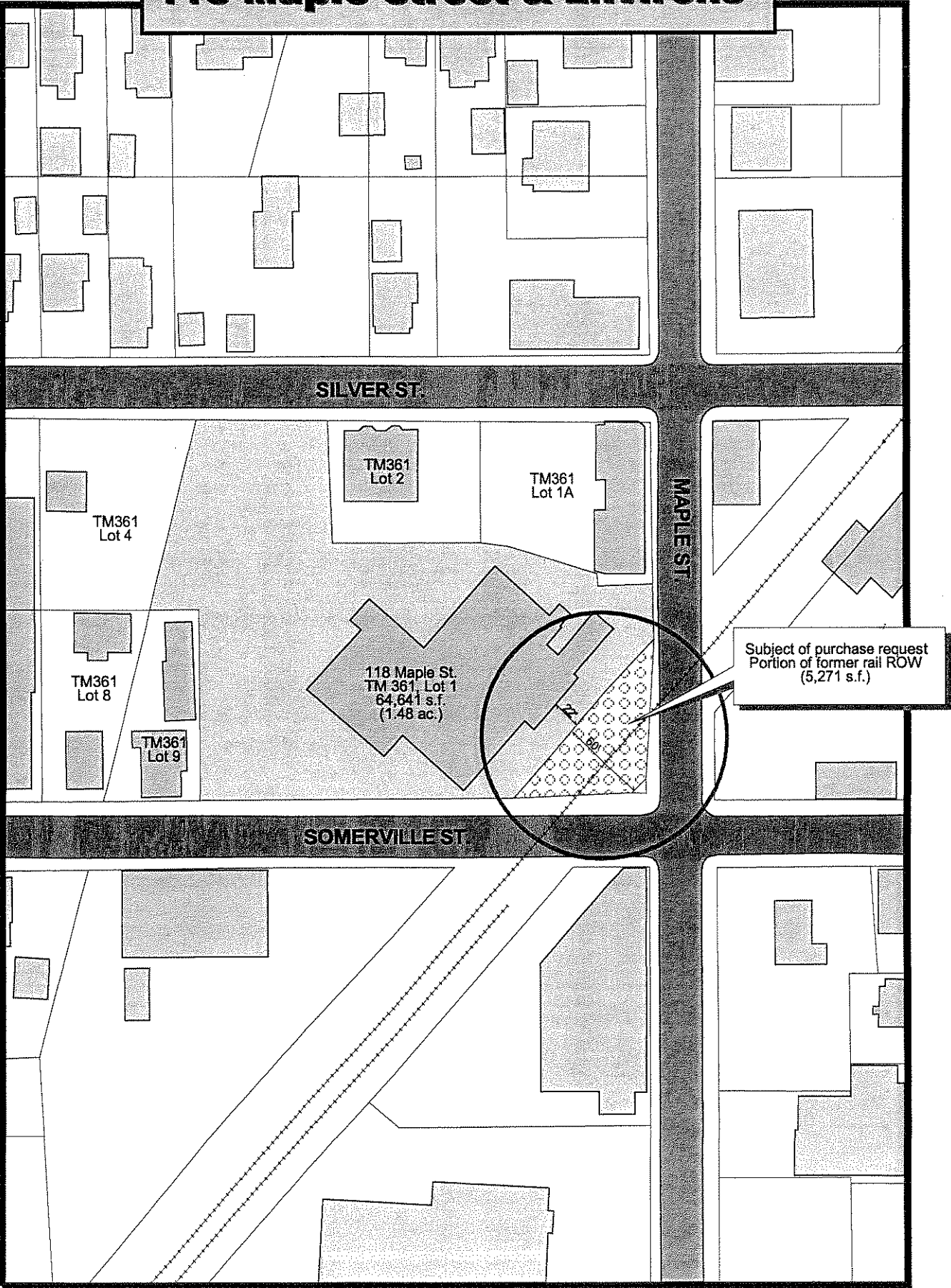
Robert S. MacKenzie  
Director of Planning & Community Development

Copy: file

One City Hall Plaza, Manchester, New Hampshire 03101  
Phone: (603) 624-6450 FAX: (603) 624-6529  
E-mail: [planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)  
[www.ci.manchester.nh.us](http://www.ci.manchester.nh.us)

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# 118 Maple Street & Environs





**CITY OF MANCHESTER**  
**Parks, Recreation & Cemetery Department**

625 Mammoth Road  
Manchester, NH 03104-5491  
(603) 624-6565 Administrative Office  
(603) 624-6514 Cemetery Division  
(603) 624-6569 Fax

**COMMISSION**

George "Butch" Joseph, Chairman  
Steve Johnson, Clerk  
Michael Worsley  
Joseph Sullivan  
Sandra Lambert  
Ronald Ludwig, Director

May 21, 2004

Alderman Henry Thibault, Chairman - Lands & Buildings Committee  
Board of Mayor & Aldermen  
One City Hall Plaza  
Manchester, NH 03101

**Re: Abandoned Rail Corridor Land Purchase request – Gerald Cloutier**

Dear Alderman Thibault:

I would like to provide some comments regarding the request of Mr. Gerald Cloutier of J. C.'s Auto Sales to purchase a portion of the former Manchester and Portsmouth railroad line at 118 Maple Street. This property was transferred to the City from the State of New Hampshire on December 14, 2001.

The State of New Hampshire placed several conditions within the deed, including use and management restrictions and the need to obtain approval from the State before selling any portion of the property. Furthermore the State has reserved a (30') transportation easement on the property.

According to the City Master Plan, abandoned rail corridors throughout Manchester were identified as future greenways and trail connectors to the neighborhoods. We are currently working on two trail projects on abandoned rail corridors including the Piscataquog Trailway and South Manchester Rail Trail.

The property in question has also been identified as a connector to the Rockingham Recreational Trail, which the State currently manages from I-93 in Manchester easterly to the town of Newfields. As funding becomes available, we would like to improve this section of rail corridor for a recreational trail.

In view of the restrictions placed on this property by the State and the City's long range plans for recreational trails, we would recommend that the Board of Aldermen deny a fee simple purchase of this property. Instead, the Board may consider a lease agreement allowing use of the property with a reversionary clause that would allow the City to construct a recreational trail at a future date.

Sincerely yours,

Ron Johnson, Deputy Director

cc: Ronald E. Ludwig, Director  
Robert A. MacKenzie, Planning Director

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Dick Dunfey  
Executive Director

MANCHESTER  
HOUSING AND REDEVELOPMENT AUTHORITY

George N. Copadis  
Chair

William B. Cashin  
Vice-Chair

Marie E. Donohoe  
Commissioner

Fred B. Kfoury, Jr.  
Commissioner

M. Mary Mongan  
Commissioner

July 13, 2004

Alderman Henry R. Thibeault  
Chairman, Lands and Building Committee  
City of Manchester  
Planning and Community Development  
One City Hall Plaza  
Manchester, New Hampshire 03101

RE: Brown School

Dear Alderman Thibeault:

As discussed at your Lands and Building Committee meeting on May 26, 2004 regarding the Brown School, the Manchester Housing and Redevelopment Authority and Families In Transition entered into a Purchase and Sales Agreement with the City of Manchester on December 5, 2002. After consultation with an architect to determine the maximum number of units which could be accommodated on the site, the Authority and Families In Transition concluded that the site was not large enough to produce viable projects for both ownership interests.

The Manchester Housing and Redevelopment Authority remains very interested in developing the Brown School site and believes its conversion to elderly housing would be most compatible with the neighborhood. However, we have been unable to seek funding for this project because of the site control issue. Without evidence of sole site control we cannot submit applications for funding.

We ask respectfully that the Lands and Buildings Committee and the Board of Mayor and Aldermen approve an amendment to the original Purchase and Sales Agreement to provide the required site control in anticipation of the next available offering for funding.

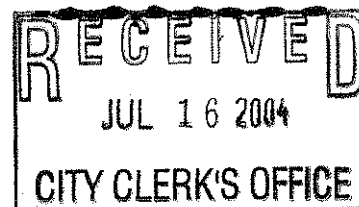
Thank you.

Sincerely,

MANCHESTER HOUSING AND REDEVELOPMENT AUTHORITY

Dick Dunfey  
Executive Director

Cc: Bob Mackenzie, Director of Planning, City of Manchester  
Tom Arnold, Esquire  
Bill Craig, Esquire  
Ken Viscarello, Esquire  
Maureen Beauregard, Families In Transition



//



April 14, 2004

Alderman Henry R. Thibault  
Chairman  
Land and Buildings Committee  
City Hall  
One City Hall Plaza  
Manchester, NH 03101

**MANCHESTER  
NEIGHBORHOOD  
HOUSING  
SERVICES, INC.**

**NeighborWorks®  
HomeOwnership  
Center of Manchester**

A Program of Manchester  
Neighborhood Housing  
Services, Inc.

968 Elm Street  
Manchester, NH 03101

[www.mnhs.net](http://www.mnhs.net)

PH: 603-626-4663  
FAX: 603-623-8011

**HONORARY BOARD  
OF TRUSTEES:**

R. Scott Bacon  
Barry Brensinger  
Robert Dastin  
Sylvio L. Dupuis, O.D.  
David Goodwin  
Fred B. Kfoury, Jr.  
Claire P. Monier

Dear Alderman Thibault,

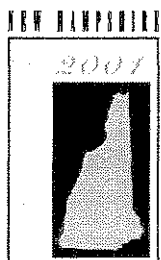
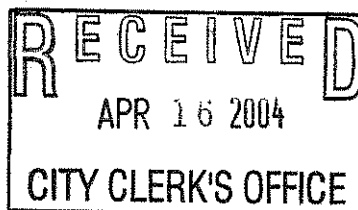
I am writing to you as chairman of the Land and Buildings Committee to formally express our interest in purchasing the former Brown School property. As you are aware, Manchester NHS is the state's premier non-profit affordable housing developer, and we have enjoyed over ten years partnering with the City of Manchester in revitalizing buildings and neighborhoods. We believe that we can do an extremely good job of redeveloping the Brown School, and expand the both the supply of affordable housing on Manchester's West Side, as well as the City's tax base.

While any purchase of the Brown School would have to be contingent on normal due diligence undertaken by us, we are under the impression that the City at one time had an offer of \$400,000 and we would anticipate matching that.

We would appreciate the opportunity to present a Purchase & Sale Agreement for the property. Please do not hesitate to contact me to advise as to next steps. I can be reached at 626-4663 x17. If I am unavailable, please contact Sal Steven-Hubbard, our Deputy Director for Neighborhood Development at extension 18. We look forward to hearing from you.

Sincerely,

Felix M. Torres  
Executive Director



**Business  
of the Year  
Awards**



Heritage  
United Way

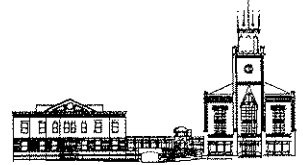


Robert S. MacKenzie, AICP  
Director

# CITY OF MANCHESTER

## Planning and Community Development

Planning  
Community Improvement Program  
Growth Management



Staff to:  
Planning Board  
Heritage Commission  
Millyard Design Review Committee

April 27, 2004

Committee on Land and Buildings  
Honorable Board of Mayor and Aldermen  
Manchester City Hall  
One City Hall Plaza  
Manchester, New Hampshire 03101

Re: *Disposition of the Brown School at 435 Amory Street (TM 187, Lot 30)*

Dear Committee Members:

We have previously submitted a report in 2002 on this matter (see attached) and would take this opportunity to reaffirm the information contained therein regarding surplus determination and manner of sale for the Brown School.

The Committee should be aware that the City has received recent written expressions of interest in this property from several non-profit agencies and it may now be appropriate to call on these agencies to more fully explain how they would use this historic City property. Toward this end the Committee may wish to issue a Request for Proposals (RFP) aimed at discovering this information.

Sincerely,

Robert S. MacKenzie  
Director of Planning & Community Development

Copy: file

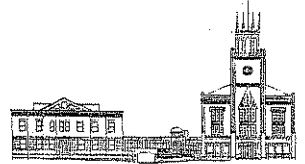
One City Hall Plaza, Manchester, New Hampshire 03101  
Phone: (603) 624-6450 FAX: (603) 624-6529  
E-mail: [planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)  
[www.ci.manchester.nh.us](http://www.ci.manchester.nh.us)

11



# CITY OF MANCHESTER

## Planning and Community Development



Robert S. MacKenzie, AICP  
Director

Planning  
Community Improvement Program  
Growth Management

Staff to:  
Planning Board  
Zoning Board of Adjustment  
Heritage Commission  
Milliard Design Review Committee

November 27, 2002

Committee on Lands and Buildings  
Honorable Board of Mayor and Aldermen  
One City Hall Plaza  
Manchester, N.H. 03101

RE: Sale of city-owned property at 435 Amory Street (the Brown School - Tax Map 187, Lot 30.

Dear Committee Members:

This is to provide a report pursuant to Section 23 1/2 pertaining to the above-referenced property.

**Surplus Determination:** The 1911 Brown School building is a 2½-story gable/hip roofed structure which is situated on an 0.9 acre parcel at 435 Amory Street between Alsace and Joliette Streets. Formerly under the School Department's jurisdiction, that body has determined that the Brown School property is surplus to their needs and has returned it to City control. Most recently, the City has received a written request to purchase the property from Families in Transition and Manchester Housing and Redevelopment Authority who have formed a partnership for the purpose of developing affordable housing at the Brown School site.

In recent years, the City has been working with local non-profit organizations to search out and evaluate possible affordable housing opportunities. As part of this effort, the Brown School was appraised as a site which had high potential to be adaptively rehabilitated for these ends. After reviewing available Brown School site information and consulting with other City Agencies, I do not believe that there are any explicit City needs for the property except for the purpose of providing housing. As such, I would recommend that the property be determined "surplus" and be disposed of in a manner consistent with Section 23½ of the City Ordinances.

**Manner of Sale:** I believe the most appropriate manner of disposition would be to sell the property to a local non-profit organization dedicated to providing affordable housing opportunities. The City may wish to attach a restriction or other assurance to the deed which will ensure that the property will be used for such purposes.

If you have any questions, a representative from the Planning Department will be available at your next committee meeting.

Sincerely,

Robert S. MacKenzie  
Director of Planning

cc: SPOT members

Dick Dunfey  
Executive Director



MANCHESTER  
HOUSING AND REDEVELOPMENT AUTHORITY

George N. Copadis  
Chair

William B. Cashin  
Vice-Chair

Marie E. Donohoe  
Commissioner

Fred B. Kfoury, Jr.  
Commissioner

M. Mary Mongan  
Commissioner

May 25, 2004

The Honorable Henry R. Thibault  
Chairman, Lands and Buildings Committee  
City Hall  
One City Hall Plaza  
Manchester, New Hampshire 03101

Re: Brown School

Dear Alderman Thibault:

This is to reaffirm that the Manchester Housing and Redevelopment Authority has an ongoing interest in renovating the Brown School to provide much-needed affordable housing for the elderly. The initial plan was for MHRA to partner with Families In Transition to pursue a project which entailed housing for families and the elderly as well as construction of an addition to the existing building at the site. However, as both MHRA and FIT have indicated to City staff, we have determined that the site is inadequate in size to support economically viable endeavors for both agencies. MHRA has identified potential funding to achieve desired renovations and construction to provide 26 – 30 units of elderly housing but needs to expend funds to pursue predevelopment activities.

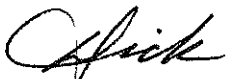
We have suggested that an amendment to our existing Purchase and Sales Agreement for the site might be a logical next step, and we ask respectfully that we be given the opportunity to negotiate same with City staff in the near future.

MHRA Housing Development staff will be present at the May 26 Lands and Buildings Committee meeting to answer any questions you might have.

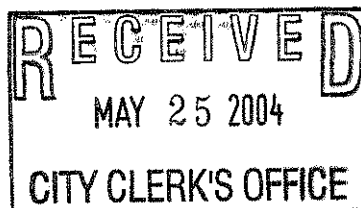
Thank you.

Sincerely,

MANCHESTER HOUSING AND REDEVELOPMENT AUTHORITY



Dick Dunfey  
Executive Director



*Signed by all*

*12-15-102*

*5/26/04-*

*Handed from  
MTRIA*

## PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (the "Agreement"), is made by and between Families in Transition, Inc., a New Hampshire not for profit corporation, with a mailing address of 122 Market Street, Manchester, New Hampshire 03101 and the Manchester Housing and Redevelopment Authority, an organization formed pursuant to New Hampshire law, with a mailing address of 198 Hanover Street, Manchester, New Hampshire, their successors and assigns (hereinafter collectively the "Purchaser") and The City of Manchester, a New Hampshire municipal corporation, having principal offices at One City Hall plaza, Manchester, New Hampshire, 03101 (hereinafter "Seller").

### WITNESSETH:

In consideration of the mutual covenants set forth herein, the parties undertake and agree as follows:

#### 1. RECITALS AND PURPOSES

1.01 Seller wishes to sell, and Purchaser wishes to buy a certain property commonly known as the "Brown School", together with all appurtenant easements, buildings, improvements, fixtures and appurtenances, attached or affixed thereon and except as set forth herein, all rights in adjacent streets or roads, all riparian rights, all assignments of contracts, leases, rents, security deposits, tax abatements, actions, and other property, rights and interests therein, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (collectively the "Premises").

#### 2. PURCHASE AND SALE

2.01 Expressly conditioned upon and in reliance on the terms and conditions set forth herein, Seller hereby agrees to sell and Purchaser agrees to purchase all of Seller's interest in the Premises and personalty set forth in Section 1.01, above.

#### 3. PURCHASE PRICE, DEPOSITS AND MODE OF PAYMENT

3.01 Purchase Price. The Purchase Price for the Premises shall be an amount equal to Four Hundred Thousand Dollars (\$400,000.00) (the "Purchase Price").

3.02 Deposits. Purchaser shall upon the execution and delivery of this Agreement by the parties deliver to Sheehan Phinney Bass + Green, P.A. (the "Escrow Agent") the amount of One Thousand Dollars (\$1000.00) (the "Deposit"). Said Deposit to be applied as set forth herein.

3.03 Purchase Price Payment. The Purchase Price shall be payable at Closing as follows:

11

- (i) by application of the Deposit;
- (ii) the balance of the Purchase Price by cash, bank or certified check drawn on a member bank of the Boston Clearing House, or current funds.

#### 4. CLOSING, TIME AND PLACE

4.01 Closing (the "Closing") shall take place on or before ninety (90) days from the later of: (i) Purchaser's receipt of the financing commitments set forth in Section 6.03; or (ii) the receipt of all necessary approvals as contemplated by Section 6.04, together with the expiration of any applicable appeal period(s), but in any event no later than December 31, 2004. The Closing shall take place at the offices of the New Hampshire Housing Finance Authority (the "Authority") or at another location designated by Purchaser's lender.

#### 5. OBLIGATIONS OF THE PARTIES AT CLOSING

##### 5.01 At Closing, Seller shall deliver to Purchaser

(i) a deed of its interest in the Premises in statutory form, conveying clear, record and marketable title in fee simple absolute (the "Deed"). The Deed shall contain a restriction that the Premises be developed and held for affordable housing. In addition, the Deed shall contain a reverter clause, reflecting that in the event the Premises is not developed for affordable housing within a reasonable period of time, to be determined by the City of Manchester City Solicitor in conjunction with the City of Manchester Planning Director, the property will revert to Seller. Upon development, within a reasonable time, of the Premises for affordable housing the parties hereto will execute a memorandum or similar affidavit acknowledging that the Premises have been constructed for affordable housing within a reasonable period time, which memorandum/affidavit will be recorded in the Hillsborough County Registry of Deeds.

(ii) mechanics lien and parties in possession affidavits by Seller, and other forms and affidavits as reasonably and customarily required by Purchaser's lender or title insurance company for transactions of this type and nature.

##### 5.02 At Closing, Purchaser shall deliver to Seller:

- (i) the Purchase Price.
- (ii) a copy of Purchaser's, or its assignee's, vote(s) authorizing resolutions or similar evidence, authorizing the purchase of the Premises.
- (iii) real estate transfer and other forms and affidavits customarily required when transferring property in the state where the Premises is located.

5.03 At Closing (i) the Premises will be conveyed in the same condition as the date hereof, reasonable wear and tear excepted, free of tenants and any personal property of Seller; (ii) the title to the Premises will be in the same condition as of the date of Purchaser's title examination.

## 6. DELIVERIES PRIOR TO CLOSING, INSPECTIONS, DUE DILIGENCE AND CONDITIONS TO CLOSING

6.01 Purchaser shall have until 5:00 p.m. of the forty fifth (45<sup>th</sup>) calendar day after the last party executes this Agreement to, undertake such title examinations as it deems appropriate, and if it determines that there is any objection to Seller's title rendering it uninsurable or unmarketable, it shall so notify Seller in writing. If defects or flaws in title are of such character that they may be readily remedied or removed by Seller, then upon receipt of the notice the Seller shall promptly institute and prosecute proceedings to remedy such defects, and upon giving return written notice to Purchaser to that effect, Seller shall be entitled to sixty (60) days from Purchaser's notice to correct such title defects. If Seller is unable to remedy title within said sixty (60) day cure period, then Purchaser may either: (i) terminate this Agreement, whereupon Purchaser shall be entitled to the return of its Deposit, and both parties shall be discharged from any further liability under this Agreement, or (ii) Purchaser may elect to accept such title as Seller can deliver, with no deduction of the Purchase Price.

6.02 Purchaser shall have until 5:00 p.m. of the one hundred twentieth (120) calendar day after the last party executes this Agreement (the "Due Diligence Period") to undertake at its sole cost and expense: (i) engineering studies and inspections as it deems appropriate; (ii) a soils investigation and inspection as it deems appropriate; (iii) a zoning and use review; (iv) a review of the environmental condition of the Premises, and (iv) a review of any and all matters, information and documentation relating to or concerning the Premises. If Purchaser shall discover or determine prior to the expiration of the Due Diligence Period that it or its lender(s) are not satisfied in any way with the status of the Premises or the results of any of its due diligence or inspections, Purchaser shall have right to terminate this Agreement and have the Deposit refunded forthwith, and all the parties shall thereafter be released from any further obligations hereunder.

6.03 This Agreement is expressly conditioned upon Purchaser receiving all financing necessary to develop, construct and build the Project (as defined below), said financing may include, but not be limited to, a commitment and reservation for nine percent (9%) tax credits from the Authority on terms and conditions reasonably acceptable to the Purchaser, construction financing, receipt of Historic Tax Credits, receipt of HOME funds (either City HOME Funds or State HOME Funds), FHLB funds, and such other grants and funding sources as Purchaser deems necessary all on terms and conditions reasonably acceptable to the Purchaser and usual and customary to transactions of this type and nature. If Purchaser cannot obtain financing, Purchaser shall have the right to terminate this Agreement and have the Deposit refunded forthwith, and all the parties shall thereafter shall be released from any further obligations hereunder.

6.04 This Agreement is expressly conditioned upon Purchaser receiving, obtaining and procuring the issuance of any and all federal, state or local approvals, licenses, permits, variances, special exceptions, leases, agreements or consents necessary from any federal, state or local officials, regulatory authority(s), homeowners or other association having jurisdiction over the Premises to construct an affordable housing project of the site (the "Project") (including any applicable appeals period), including, but not limited to, receipt of appropriate variances and special exception, site plan approval, subdivision approval, site specific approvals and historic commission approvals (collectively the "Approvals"). If Purchaser shall discover or determine that it is not able to obtain the Approvals, Purchaser shall have the right to terminate this Agreement and have the Deposit refunded forthwith, and all the parties shall thereafter shall be released from any further obligations hereunder.

6.05 Upon execution of this Agreement Seller shall deliver to Purchaser copies of any and all reports, materials or information in its possession relating to the title, environmental condition, structural condition or other aspect of the Premises and any and all surveys or plans in Seller's possession in connection with the Premises (collectively the "Reports"). In the event that Purchaser terminates this Agreement in accordance herewith, Purchaser shall return all Reports to the Seller, together with any and all reports, plans, materials, studies or information prepared by or obtained by Purchaser, at no cost to Seller.

## 7. OCCUPANCY, TENANTS

7.01 Purchaser shall be entitled to occupancy on the date of Closing, free of all rights of use or possession by Seller and/or any other tenant. Seller agrees that it will deliver the Premises on the Closing free and clear of all personal property of Seller and all tenants or any other right of tenancy or occupancy.

## 8. ACCESS TO PREMISES/RECORDS

8.01 Between the date hereof and the date of Closing, Purchaser and Purchaser's representatives shall be permitted: (i) access to the Premises at reasonable times in order to conduct any due diligence or inspections it desires as contemplated herein, and (ii) access to Seller's files and records pertaining to the Premises. In the course of making such inspections, Purchaser shall not unreasonably interfere with Seller's use of the Premises or interfere with Seller's records and files. In the event the Closing does not take place as provided herein, Purchaser shall at its sole cost and expense restore the Premises as nearly as possible to its condition existing prior to the time of said examinations. All engineers and other representatives of Purchaser performing such tests and examinations upon the Premises shall be adequately insured for public liability and workman's compensation claims.

## 9. DEFAULT

9.01 In the event of Purchaser's default hereunder, then Seller shall retain the Deposit paid to the date of default as complete liquidated damages and the obligation of the parties hereunder shall be null and void.

9.02 In the event that Seller defaults hereunder Purchaser, (i) may terminate this Agreement, whereupon the Deposit promptly shall be refunded to Purchaser, or (ii) seek specific performance and the costs of seeking said specific performance including reasonable attorney's fees.

#### 10. CONDEMNATION, INSURANCE

10.01 In the event of (i) a casualty to the Premises which results in a loss of less than Ten Thousand Dollars (\$10,000.00), which casualty is covered by insurance; or (ii) a partial taking of the Premises by public authorities for an eminent domain award of less than Ten Thousand Dollars (\$10,000.00), the insurance proceeds or eminent domain award, as the case may be, shall be paid to the Purchaser together with any deductible amounts (if any), and the Purchaser shall be bound to purchase the Premises without any diminution in the Purchase Price. In the event of a casualty or taking where the insurance or eminent domain proceeds, as the case may be, equal or exceed Ten Thousand Dollars (\$10,000.00), Purchaser may, at its option (a) purchase the Premises without any diminution in the Purchase Price, in which event the insurance or eminent domain proceeds shall be paid to Purchaser; or (b) rescind the Agreement in which event the Deposit shall be returned to Purchaser and neither party shall have any further rights or duties hereunder.

#### 11. MISCELLANEOUS

11.01 If required in order to obtain Low Income Housing Tax Credits or other financing, Purchase may assign this Agreement to an entity in which it holds a majority interest or acts as a general partner or acts as the managing member.

11.02 The parties shall diligently pursue obtaining the financing contemplated by this Agreement.

11.03 TIME IS OF THE ESSENCE WITH RESPECT TO THIS AGREEMENT.

IN WITNESS WHEREOF, the Parties hereto have set their hands to the written instrument as of the date first above written. 7

PURCHASER:

FAMILIES IN TRANSITION, INC.

Jennifer Neunoy  
Witness

By: Maureen Beauregard  
Name: Maureen Beauregard  
Title: Executive Director

Dated: 12/5/02

MANCHESTER HOUSING AND  
REDEVELOPMENT AUTHORITY

Jennifer Neunoy  
Witness

By: Dick Dunlop  
Name: Dick Dunlop  
Title: Executive Director

Dated: 12/5/02

SELLER:


THE CITY OF MANCHESTER

Robert A. Baines  
Witness

By: Robert A. Baines  
Name: Robert A. Baines  
Title: Mayor

Dated: 12/5/02

REVIEW AND APPROVED BY THE CITY  
OF MANCHESTER CITY SOLICITOR:

By:   
Name: THOMAS R CLARK  
Title: CITY SOLICITOR

g:\kviscarello\fit 14991\brown school\purch & sale ag 120402.doc

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**City of Manchester  
Office of the Tax Collector**

City Hall  
One City Hall Plaza – West  
Manchester, New Hampshire 03101

Joan A. Porter  
Tax Collector

(603) 624-6575 (Phone) Web Site: [www.ManchesterNH.gov](http://www.ManchesterNH.gov)  
(603) 628-6162 (Fax) Email: [jporter@ManchesterNH.gov](mailto:jporter@ManchesterNH.gov)

**January 14, 2004. In Board of Mayor and Aldermen.**

On motion of Alderman Thibault, duly seconded by Alderman Osborne, it was voted to authorize disposition of 218 Pine Street through public auction at a minimum bid of \$5,000.00; to authorize the Tax Collector and city Solicitor to prepare documents as may be required; to authorize the Finance Officer to credit tax deed accounts as may be appropriate; and further to refer a city parcel located at Page Street/ Michigan Avenue to the Committee on Lands and Buildings for review and report.

January 9, 2004

Board Of Mayor and Alderman  
1 City Hall Plaza  
Manchester, NH 03101

Dear Board Members,

Recently, the City held an auction of several city-owned parcels of property. With the exception of two parcels, all exceeded the minimum bid and deposits have been received.

The parcel located at 218 Pine Street (corner of Auburn St.) had a minimum bid of \$10,000. The bid was not met and the property was not sold. However, several people are interested in the property at a lower bid. It has been suggested that the City go back to auction with a minimum bid of \$5,000. You will recall that the Salvation Army is responsible for having sent this property to auction after having expressed an interest in it.

The parcel located at Page St/Michigan Ave had a minimum bid of \$60,000. The highest bidder was \$57,000 and it was our intention to bring that proposal to the Board of Mayor and Alderman for consideration. However, since that time, the bidder has informed us that he is no longer interested in the property. A wetlands engineer surveyed the property at his request and determined that he could not build on these lots because of the extent of the wetlands.

Thank you for your consideration of these matters.

Sincerely,

Joan A Porter  
Tax Collector

  
City Clerk

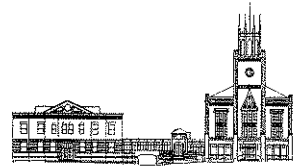


Robert S. MacKenzie, AICP  
Director

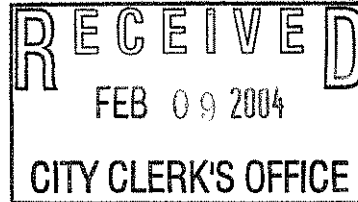
# CITY OF MANCHESTER

## Planning and Community Development

Planning  
Community Improvement Program  
Growth Management



Staff to:  
Planning Board  
Zoning Board of Adjustment  
Heritage Commission  
Millyard Design Review Committee



February 5, 2004

Committee on Land and Buildings  
Honorable Board of Mayor and Aldermen  
Manchester City Hall  
One City Hall Plaza  
Manchester, New Hampshire 03101

Re: *Sale of Tax-deeded property on Page Street & Michigan Avenue (TM 246, Lots 3, 6 & 7)*

Dear Committee Members:

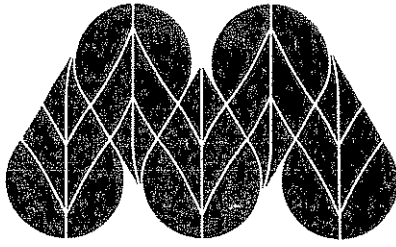
Our records indicate that the City has been attempting to return these several tax-deeded parcels to private ownership since as far back as 1994 when the Planning Department first provided the Committee with a report regarding their disposition. After reviewing the latest information about this case we now wish to reaffirm our previous October 11, 1994 report (see attached).

Sincerely,

Robert S. MacKenzie  
Director of Planning & Community Development

Copy: file

17



City of Manchester  
City Planning Department

The Beacon Building  
814 Elm Street  
Manchester, New Hampshire 03101  
(603) 624-6450  
FAX 624-6529

October 11, 1994

Committee on Lands and Buildings  
Honorable Board of Mayor and Aldermen  
908 Elm Street  
Manchester, N.H. 03101

RE: Sale of Tax-deeded property on **Page Street**.

Dear Committee Members:

This is to provide a report pursuant to Section 23 1/2 pertaining to the above-referenced property.

**Surplus Determination:** This vacant property is located on the east side of Page Street near Bridge Street Extension. It would appear that a good portion of the site would be classified as wetland. The only possible use I would foresee for the City would be for conservation purposes, although I do not believe that small, isolated wetland pockets such as this should be in City ownership and the previous Chairman of the Conservation Commission has also held this opinion on a recent offer to dedicate a wetland area off Woodland Avenue. Based upon a review of the site, I do not believe that there are any City needs for the property and, as such, I would recommend that the property be determined "surplus" and be disposed of in a manner consistent with Section 23 1/2 of the City Ordinances.

**Manner of Sale:** I believe the most appropriate manner of disposition would be by some form of public sale such as auction.

**Note:** I believe that there are other tax-deed lots abutting this lot which are landlocked (having frontage on a paper street - Michigan Avenue, Lots 32, 58 and 59, map 246) which should be sold in conjunction with the property on Page Street.

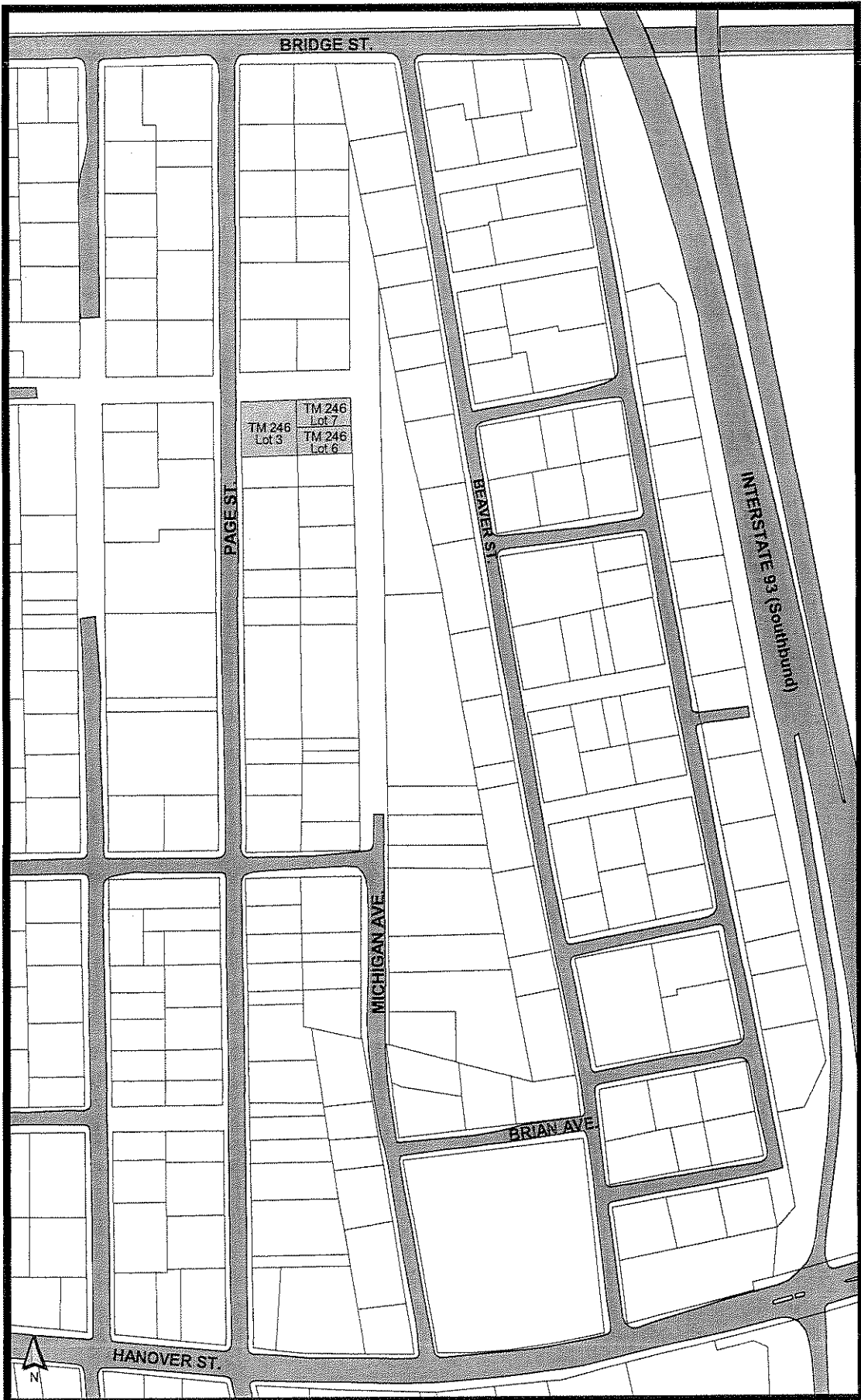
If you have any questions, I will be available at your next committee meeting.

Sincerely,

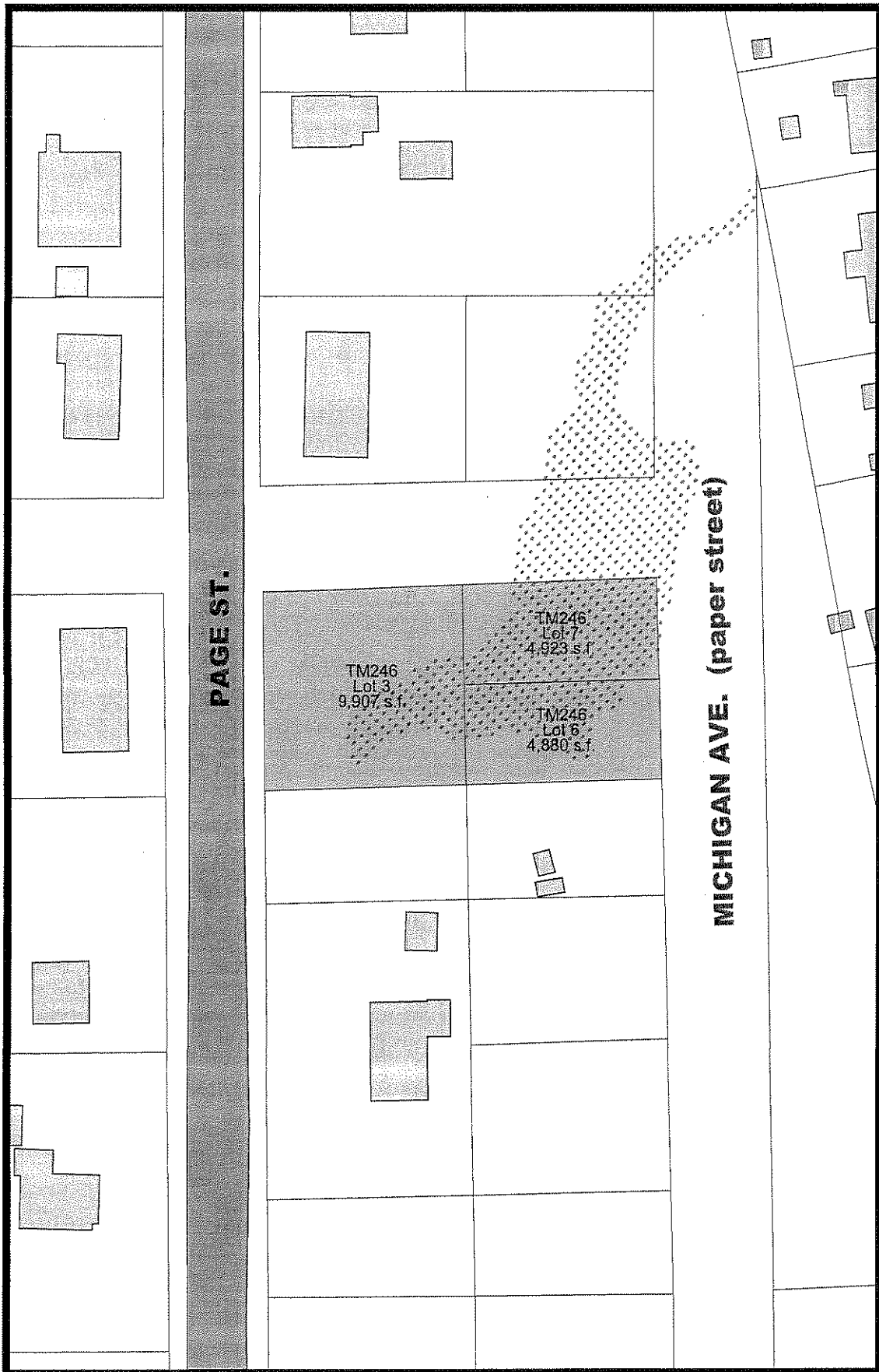
Robert S. MacKenzie  
Director of Planning

12

**General Location Map for TM246 - Lots 3, 6 & 7  
(off Page Street & Michigan Avenue)**



12



Map developed by the City of Manchester Planning & Community Development Department (D. Beauchesne) on 4 February, 2004. Topographic contour intervals = 2 feet.

**Site Map for TM246 - Lots 3, 6 & 7 (off Michigan Avenue)**



100 0 100 Feet



Map scale: 1 inch = 900 feet

12



City of Manchester  
Office of the Tax Collector

City Hall  
One City Hall Plaza - West  
Manchester, New Hampshire 03101  
(603) 624-6575 (Phone)  
(603) 628-6162 (Fax)

Joan A. Porter  
Tax Collector

## Memorandum

DATE: August 26, 2003  
TO: Land & Building Committee  
FROM: Joan A. Porter, Tax Collector  
RE: **L Michigan Ave**

As requested, the following contains information regarding the Tax-Deeded property located at: **L Michigan Ave**

Prior Owners: William H Wheeler  
Map/Lot: 0246/0007  
Lien Date: 05/24/15  
Deed Date: 07/12/17  
Recorded Date: 10/11/17  
Book/Page: 756/138  
Back Taxes \$4.29 (not including interest and costs)

I do not have any objections to the disposition of this property.

12



City of Manchester  
Office of the Tax Collector

City Hall  
One City Hall Plaza - West  
Manchester, New Hampshire 03101  
(603) 624-6575 (Phone)  
(603) 628-6162 (Fax)

Joan A. Porter  
Tax Collector

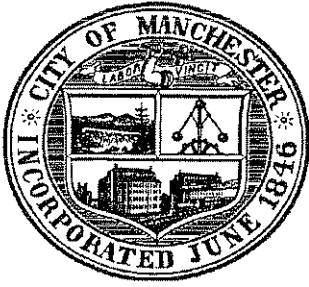
## Memorandum

DATE: August 26, 2003  
TO: Land & Building Committee  
FROM: Joan A. Porter, Tax Collector  
RE: **L Michigan Ave**

As requested, the following contains information regarding the Tax-Deeded property located at: **L Michigan Ave**

Prior Owners: Outlook Co c/o Samuel C. Tarrant  
Map/Lot: 0246/0006  
Lien Date: 05/18/70  
Deed Date: 02/27/73  
Recorded Date: 03/01/73  
Book/Page: 2208/0313  
Back Taxes \$41.95 (**not including interest and costs**)

I do not have any objections to the disposition of this property.



City of Manchester  
Office of the Tax Collector

City Hall  
One City Hall Plaza - West  
Manchester, New Hampshire 03101  
(603) 624-6575 (Phone)  
(603) 628-6162 (Fax)

Joan A. Porter  
Tax Collector

## Memorandum

DATE: August 26, 2003  
TO: Land & Building Committee  
FROM: Joan A. Porter, Tax Collector  
RE: **L Page St**

As requested, the following contains information regarding the Tax-Deeded property located at: **L Page St**

Prior Owners: Outlook Co c/o Samuel C. Tarrant  
Map/Lot: 0246/0003  
Lien Date: 05/19/67  
Deed Date: 04/28/72  
Recorded Date: 04/28/72  
Book/Page: 2208/0273  
Back Taxes \$443.43 (not including interest and costs)

I do not have any objections to the disposition of this property.

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Mr. & Mrs. Lloyd Chipman  
166 Old Wellington Road  
Manchester, NH 03104

April 7, 2004

Board of Mayor and Aldermen  
C/O Office of City Clerks  
1 City Hall Plaza  
Manchester, NH 03101  
Attn: Carol Johnson

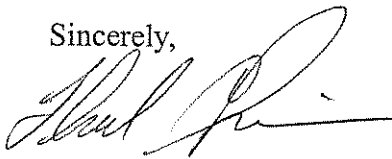
Dear Carol,

I am writing to you with a request to obtain City owned land.

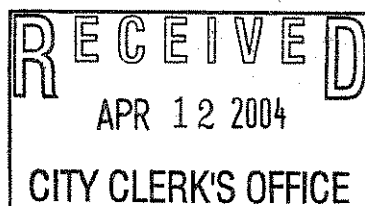
The land is located West of Map 605, Lot #15. I am looking for approximately 30 ft. X 150ft. I have been in communications with the State of whom I thought owned this parcel, come to find out it is partly owned by the City of Manchester. The State is willing to convey the land that is owned by them, but I need to obtain the small piece from the City. The reason for my request is for set back issue from my deck and future plans for a garage. I've been in touch with the Highway Dept., Martin Miccio and Frank Thomas and they requested me to write the City a letter.

Please call me if you have any questions, 603-622-7700.

Sincerely,



Lloyd Chipman



13

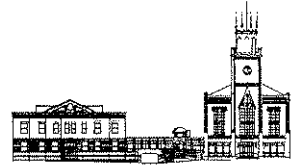


Robert S. MacKenzie, AICP  
Director

# CITY OF MANCHESTER

## Planning and Community Development

Planning  
Community Improvement Program  
Growth Management



Staff to:  
Planning Board  
Heritage Commission  
Millyard Design Review Committee

April 26, 2004

Committee on Land and Buildings  
Honorable Board of Mayor and Aldermen  
Manchester City Hall  
One City Hall Plaza  
Manchester, New Hampshire 03101

Re: *Sale of unnamed City-owned property off Old Wellington Road and Bridge Street Extension*

Dear Committee Members:

This is to provide a report pursuant to Section 23½ pertaining to the above-referenced city-owned land.

The City has recently received a letter from Mr. Lloyd Chipman of 166 Old Wellington Road (TM 605, Lot 15) inquiring about the possibility of purchasing a small (5,742 s.f.), vacant, city-owned parcel which abuts his residential property (see attached map) on Old Wellington Road. His stated purpose in seeking to acquire the city-owned land is to create enough setback to allow for added garage and deck space. Mr. Chipman's residential property also abuts two small, vacant, state-owned parcels and the Committee should be aware that Mr. Chipman is currently seeking to acquire these parcels from the state as well.

Though presently owned by the City, the subject land was initially taken from the private sector by the state in 1973 for the construction of Interstate-93 access roads in the vicinity of Old Wellington Road and Bridge Street Extension. The state subsequently transferred the parcel, which is currently situated within the defined Limited Access R.O.W. (LAROW) for Interstate-93, back into City ownership in 1982 via Quitclaim Deed. Because the potential sale of the city-owned property would redefine the LAROW of Bridge Street Extension, the City is required to notify the N. H. Department of Transportation of any proposed sale for their concurrence on the adjustment of the LAROW.

**Surplus Determination:** The Planning Department has reviewed this property and, after consulting with the City Highway Department, has determined that there are no known City uses for the parcel. As such, we recommend that it be declared "surplus" city land.

**Disposition:** Our communication with the N. H. Department of Transportation indicates that Mr. Chipman is highly likely to acquire the two state-owned parcels which abut his land. With this in mind and, given the City's need for an increased property tax base, the most practical method of disposing of this city-owned parcel would be to sell it to Mr. Chipman, its only direct abutter, with the stipulation that it, along with any acquired state-owned lands, be consolidated into their residential parcel. The Committee may wish to consider this option.

Sincerely,

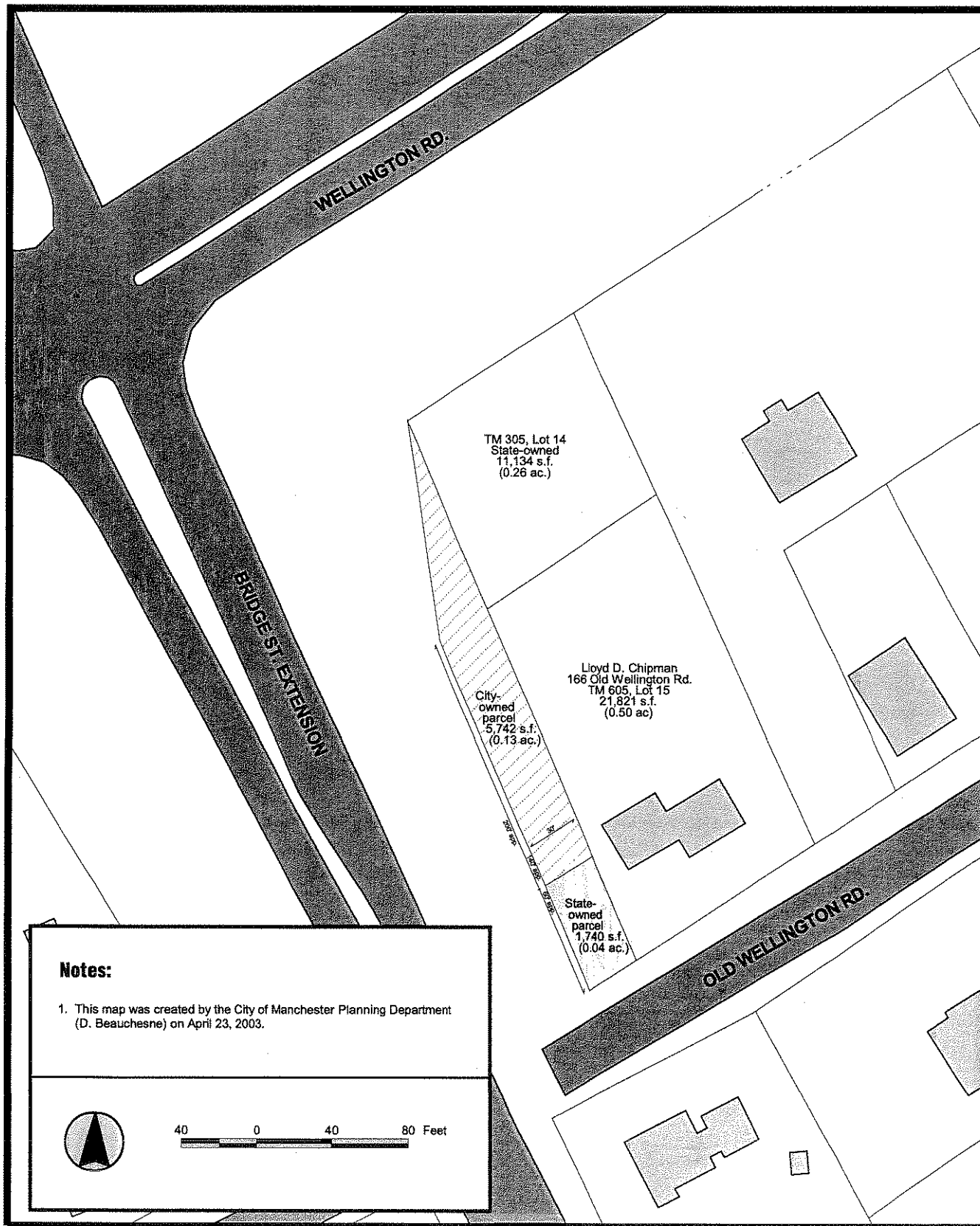
Robert S. MacKenzie  
Director of Planning & Community Development

Copy: file

One City Hall Plaza, Manchester, New Hampshire 03101  
Phone: (603) 624-6450 FAX: (603) 624-6529  
E-mail: [planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)  
[www.ci.manchester.nh.us](http://www.ci.manchester.nh.us)

13

**Site Map for Vicinity of TM 605, Lot 115  
off Old Wellington Road and Bridge Street**





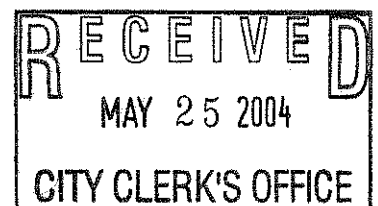
**City of Manchester  
Office of the Tax Collector**

City Hall  
One City Hall Plaza - West  
Manchester, New Hampshire 03101 Joan A. Porter  
(603) 624-6575 (Phone) Tax Collector  
(603) 628-6162 (Fax)

## Memorandum

DATE: MAY 25, 2004  
TO: LAND & BUILDING COMMITTEE  
FROM: JOAN PORTER, TAX COLLECTOR  
RE: PARCEL OFF OLD WELLINGTON RD & BRIDGE ST

I have been unable to determine the Parcel ID for the property in question. However, according to the report given by the Planning Director this parcel was owned by the State at one time and is now owned by the City. Since this is not a tax-deeded property, the Tax Collector's office has no interest in its disposition.



13

2/17/04 - Tabbed

Associated Realty  
816 Elm Street #186  
Manchester NH 03101  
(603) 668-6900

The Board of Mayor and Alderman  
c/o Manchester City Clerk  
1 City Hall Plaza  
Manchester NH 03101

Dear Members of the Board:

This office represents Mr. Rene Soucy in his attempt to purchase the property on Frances Street in Manchester known and described as upper lot 24 and lower lot 23 map 861.

His right to purchase this property is contingent upon his purchasing lot #25 from the City of Manchester. Mr. Soucy wishes to purchase lot #25 for \$10,000.00 from the city and he has notified Mr. Peter Sampo, the only other abutter of his intent.

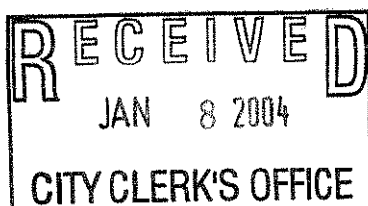
Kindly please consider Mr. Soucy's offer and notify me of additional steps necessary to complete this purchase.

Thank you in advance for your anticipated help with this matter.

Sincerely



Kenneth A DeSchuiteneer



14

9/16/2003

Buildings and Land Community;

Gentlemen,

I am negotiating to purchase two lots on Francis street (west) in manchester.

The lots are #23 and 24 on city map #861.

I am interested in purchasing a lot owned by the city, lot #25 abutting lot 24, or whatever part of it I would need to consolidate with lot #24 in order to build a single family dwelling.

I would keep lot #23 as a dry lot and a buffer to be neighbor friendly.

Thank you for your consideration in this matter

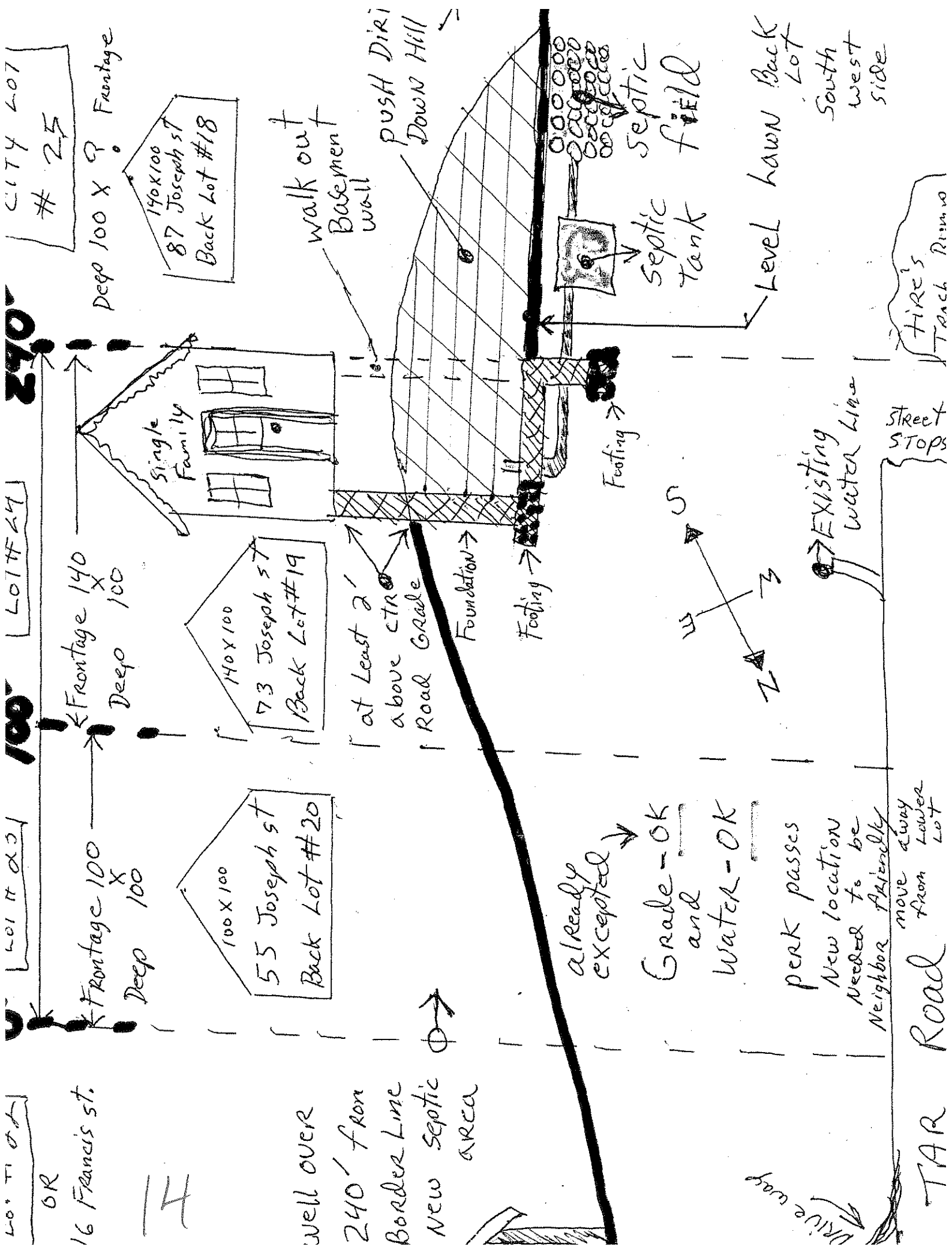
PS IF not all of lot #25  
100X100 would do.

191-2000	375	244-2000	376
190-2000	378	245-2000	377
189-2000	379	246-2000	380
188-2000	382	247-2000	381
187-2000	385	248-2000	385
186-2000	386	249-2000	385
185-2000	387	250-2000	388
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279-2000	466	338-2000	467
278-2000	465	339-2000	464
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15-2000	192	602-2000	191
14-2000	191	603-2000	190
13-2000	190	604-2000	189

4

well over  
240' from  
Border Line  
New Septic  
Area



TAR Road

peak passes  
New location  
Needed to be  
Neighbor friendly  
move away  
from lower  
Lot

already  
excepted → Grade - OK  
and  
Water - OK

perk passes  
New location  
needed to be  
righter friendly

Street  
Stops

Existing  
water line

Level hawn Back  
Lot  
South  
west  
side

**Property Location:** FRANCIS ST  
MAP ID: 0861 / 0025/N /  
Other ID:

Bldg #: 1 Card 1 of 1 Print Date: 09/22/2003 09:09

**CURRENT OWNER**  
**CITY OF MANCHESTER TAX COLLECT**

ONE CITY HALL PLAZA  
MANCHESTER, NH 03101

**Additional Owners:**

TOPO.	UTILITIES	STRT/ROAD	LOCATION
1 (Detrimental	8 None	8 None	1 Urban
9 Unbuildable			
SUPPLEMENTAL DATA			
Account #	3437548		
Land Adjust	YES		
Voited	NO		
Total SF	18000		
Zone	N6		
Frontage/Dep	03102		
	RAD OR CAD CAD = 642		
	Old LUC		
	Sketch Note		
	Land Class		
	Parcel Zip		

**GLS ID:**

**RECORD OF OWNERSHIP**  
**CITY OF MANCHESTER TAX COLLECTOR**

BK-VOL/PAGE	SALE DATE	q/u v/i	SALE PRICE V.C.
-------------	-----------	---------	-----------------

## PREVIOUS ADDRESS/MAILING

[illegible]

**This signature acknowledges a visit by a Data Collector or Assessor**

## EXEMPTIONS

## OTHER ASSESSMENTS

Amount	Comm. Int.
--------	------------

## APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	8,000
Special Land Value	

Total Appraised Card Value	8,000
Total Appraised Parcel Value	8,000
Valuation Method:	Cost/Market Valuation

**Net Total Appraised Parcel Value**

## BUILDING PERMIT RECORD

[illegible][illegible]

LAND CONVEYANCE SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units	Unit Price	I Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	9500	NON TAX R					18,000.00	\$F	2.22	1.00	1.00	520	1.00	SPCL(RS)Notes:	2.22	8,000
							18,000.00	\$F								8,000
<b>Total Card Land Units</b>							<b>18,000.00</b>	<b>\$F</b>	<b>Parcel Total Land Area:</b>						<b>18,000 SF</b>	<b>Total Land Value</b>

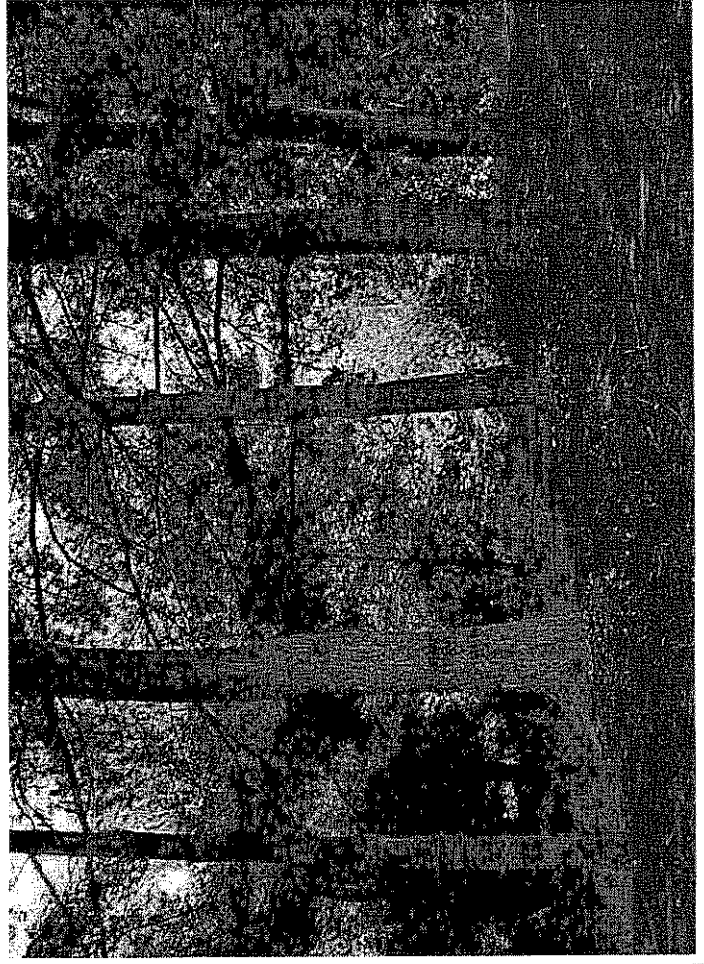
**Total Card Land Units**

18.000 SF

Total Land Value

## CONSTRUCTION DETAIL

Element		Cd.	Ch.	Description	Commercial Data Elements			
					Element	Cd.	Ch.	Description
Style/ Type	Vacant Land	99			Heat & AC			
Model	Vacant	00			Frame Type			
Grade					Baths/Plumbing			
Stories					Ceiling/Wall			
Occupancy					Rooms/Ptms			
					% Common Wall			
Exterior Wall 1					Wall Height			
2								
Roof Structure								
Roof Cover								
Interior Wall 1								
2								
Interior Floor 1								
2								
Heating Fuel								
Heating Type								
AC Type								
Bedrooms								
Bathrooms								
Total Rooms								
Bath Type								
Kitchen Style								
					<b>CONDO/MOBILE HOME DATA</b>			
	Element				Code			Factor
	Complex							
	Floor Adj							
	Unit Location							
	Number of Units							
	Number of Levels							
	% Ownership							
					<b>COST/MARKET VALUATION</b>			
	Unadj. Base Rate							1.00
	Size Adj. Factor							0.000000
	Grade (Q) Index							0.00
	Adj. Base Rate							0.00
	Bldg. Value New							0
	Year Built							0
	Eff. Year Built							0
	Nrml Physcl Dep							0
	Funcl Obslnc							0
	Econ Obslnc							0
	Speci. Cond. Code							0
	Speci Cond %							0
	Overall % Cond.							0
	Deprec. Bldg Value							0
					<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>			
Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
9500	NON TAX R							
					<b>BUILDING SUB-AREA SUMMARY SECTION</b>			
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Unit Cost	Undeprec. Value	
					<b>Ttl. Gross Liv/Lease Area</b>			
			0	0				0 Bldg Val:



To: Committee on Lands and Buildings  
From: Board of Assessors  
Date: November 6, 2003

Re: (Map 861, Lot 25-N)  
Request to Purchase Property Francis Street

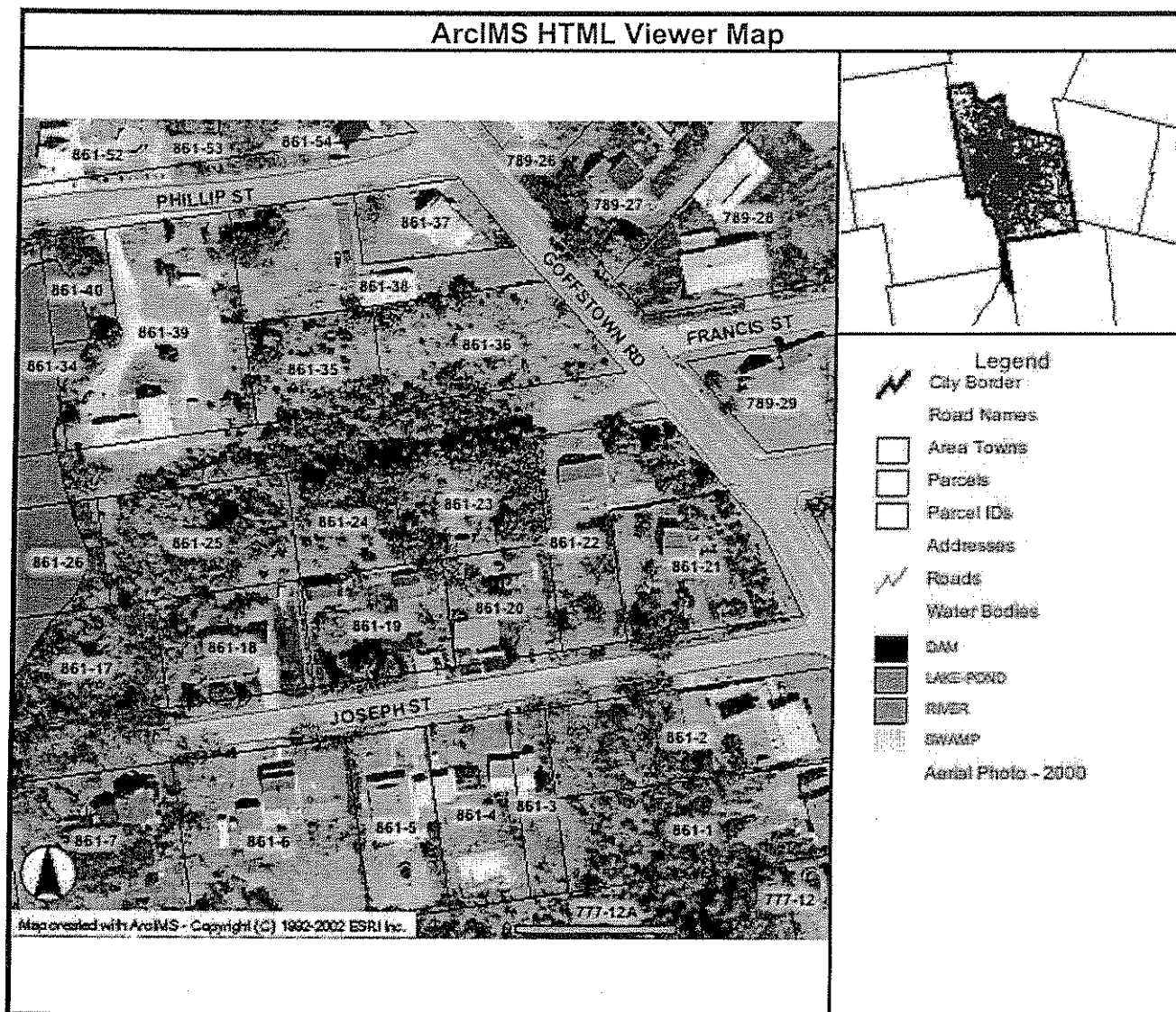
The following is a summary of important facts and the value estimate:

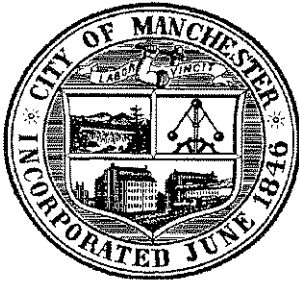
Property Location	Land Francis St. West Side
Assessors Map/Lot	Map 861 , Lot 25N
Property Owner	City of Manchester, NH
Deed Book/Page	Deeded 9/2/43 Book 1051 Page 0369 Recorded 9/9/43
Date Acquired	9/2/43
Improved/Vacant	Vacant
Total Land Area	Square Feet (Acres) 18,000 or .41 Acres
Current Zoning	R-1A
Overlay District	
Easements/Restrictions	
Utilities Available	Water
Total Current Assessment	8,000
Indicated Range of Value/Unit	
Indicated Range of Value	20,000 TO 40,000
Comments	According to the Health Dept if they have water and need septic they need 25,000-sq. ft., if they don't have either than they need 37,500 sq. ft in order to build a house.

Respectfully submitted by the Board of Assessors,

*Thomas C. Nichols*

Thomas C. Nichols, Acting Chairman





City of Manchester  
Office of the Tax Collector

City Hall  
One City Hall Plaza - West  
Manchester, New Hampshire 03101  
(603) 624-6575 (Phone)  
(603) 628-6162 (Fax)

Joan A. Porter  
Tax Collector

## Memorandum

DATE: November 10, 2003  
TO: Land & Building Committee  
FROM: Joan A. Porter, Tax Collector  
RE: **L Francis Street**

As requested, the following contains information regarding the Tax-Deeded property located at: **L Francis St**

Prior Owners: Francisco R Jardine

Map/Lot: 0861/0025-N

Lien Date: 09/05/1941

Deed Date: 09/02/1943

Recorded Date: 09/09/1943

Book/Page: 1051/0369

Back Taxes \$7.06 (**not including interest and costs**)

I do not have any objections to the disposition of this property.



11/05/2003 4:25:38 PM

Special Notes

Tax account ID 203082  
 Account description  
 Personal Property Acct  
 Location address FRANCIS ST  
 Owner name CITY OF MANCHESTER TAX COLLECT

View detail

Description	Free-Form Information
IN DEED STATUS	DEEDED TO TAX 9-02-43 VOL 1051 PAGE 0369
IN DEED STATUS	DATE DEED RECORDED 09-09-43
IN DEED STATUS	OO: JARDINE, FRANCISCO R
IN DEED STATUS	ORIGINAL LIEN DATE:SEP 05, 1941 FOR 1940

OK

Exit

Cancel

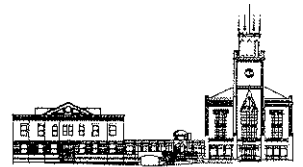


Robert S. MacKenzie, AICP  
Director

# CITY OF MANCHESTER

## Planning and Community Development

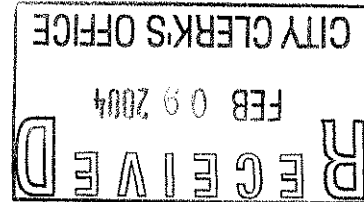
Planning  
Community Improvement Program  
Growth Management



Staff to:  
Planning Board  
Heritage Commission  
Millyard Design Review Committee

February 4, 2003

Committee on Land and Buildings  
Honorable Board of Mayor and Aldermen  
City Hall - One City Hall Plaza  
Manchester, N.H. 03101



RE: *Disposition of city-owned property on Francis Street (Tax Map 861, Lot 25)*

Dear Committee Members:

This is to provide a report pursuant to Section 23½ pertaining to the above-referenced parcel.

The Committee has received a letter from Mr. Rene Soucy who is currently seeking to acquire two adjoining privately owned parcels (TM 861, Lots 23 & 24) located on Francis Street, a private way off the west side of Goffstown Road. Prior to concluding his final acquisition of these two lots, Mr. Soucy has asked the Committee whether or not the City would sell him the city-owned Lot 25, a tax-deeded property which abuts the west end of Lot 24 (refer to the accompanying map). Mr. Soucy has verbally stated that his goal with respect to these purchases would be to

- (a) consolidate the 10,000 s.f. Lot 24 with the 18,000 s.f. Lot 25 in order to create a new 28,000 s.f. parcel which would meet the R-1A zoning district's 1-Family detached dwelling unit 12,500 s.f. minimum lot size requirement by; and
- (b) use Lot 23 as a buffer lot "to be neighbor friendly".

**Surplus Determination:** The Planning Department has reviewed this request and has concluded that there is no public purpose to the City's continuing ownership of Lot 25. As such we would have no objection if Lot 25 were to be declared "surplus" and disposed of in a manner consistent with Section 23 1/2 of the City Ordinances.

### Disposition:

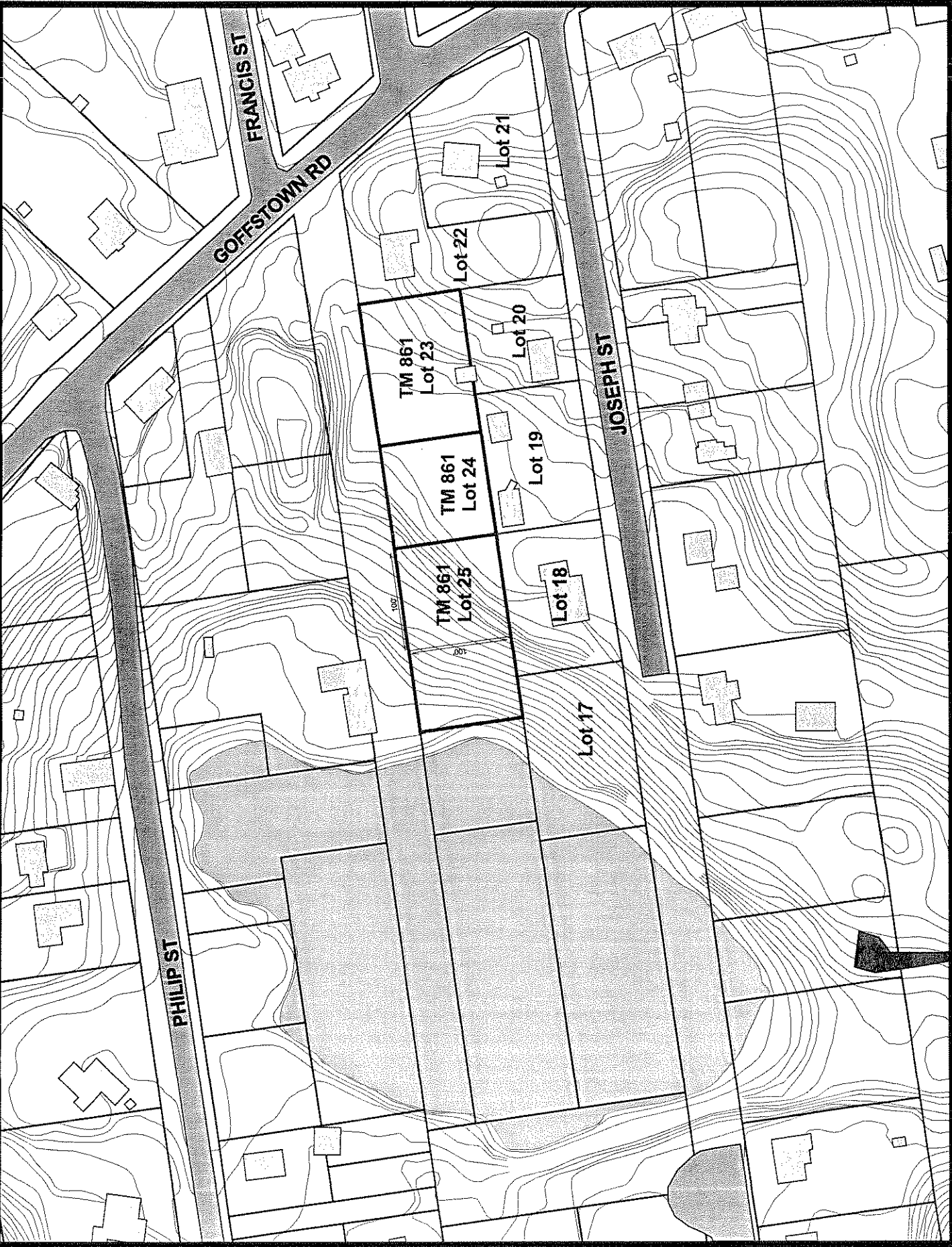
City-owned Lot 25 is located on a private way and is abutted by five separate privately-owned parcels, two of which have a substantial border with Lot 25 (TM 861, Lots 18 & 24). Due to the way the parcels in this area are configured, we feel that it is logical for the City to offer to sell Lot 25 to the owner of either Lot 18 or Lot 24.

Sincerely,

Robert S. MacKenzie  
Director of Planning

One City Hall Plaza, Manchester, New Hampshire 03101  
Phone: (603) 624-6450 FAX: (603) 624-6529  
E-mail: [planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)  
[www.ci.manchester.nh.us](http://www.ci.manchester.nh.us)

14



17

Map created on 10/20/03 by the City of Manchester Planning & Community Development Department (DJB).  
Map scale: One inch = 125 feet. 2' topographic contours.

Vicinity of Joseph and Francis Streets



City of Manchester  
Office of the Tax Collector

City Hall  
One City Hall Plaza - West  
Manchester, New Hampshire 03101  
(603) 624-6575 (Phone)  
(603) 628-6162 (Fax)

Joan A. Porter  
Tax Collector

## Memorandum

DATE: January 15, 2004  
TO: Land & Building Committee  
FROM: Joan A. Porter, Tax Collector  
RE: **L Francis St**

As requested, the following contains information regarding the Tax-Deeded property located at: **L Francis St**

Prior Owners: Francisco R. Jardine  
Map/Lot: 0861/0025  
Lien Date: 09/05/41  
Deed Date: 09/02/43  
Recorded Date: 09/09/43  
Book/Page: 051/369  
Back Taxes \$7.06 (**not including interest and costs**)

I do not have any objections to the disposition of this property.

This property was tax-deeded prior to 6/25/98 and therefore there are no requirements to notify the former owner.

14





**CITY OF MANCHESTER**  
**Manchester Economic Development Office**



**MEMORANDUM**

DATE: June 29, 2004

TO: Hank Thibault, Chairman  
Lands & Buildings Committee, Board of Mayor and Aldermen

FROM: Robert S. MacKenzie, Planning Director  
Jane F. Hills, Assistant Economic Development Director

RE: Hackett Hill Business Park Master Plan

04 JUN 29 P4:46

RECEIVED  
MANCHESTER CITY CLERK

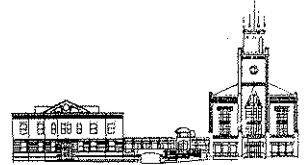
Attached to this memo are materials that represent City staff's analysis and response to the concerns raised by the Sierra Club regarding the Hackett Hill Business Park Master Plan.

We believe that the development of the Park as delineated in the Master Plan is still appropriate for the City, and we recommend that the Lands & Buildings Committee recommend its adoption by the Board of Mayor and Aldermen, as well as the approval of the related development agreement with the Manchester Housing and Redevelopment Corporation.



# CITY OF MANCHESTER

## Manchester Economic Development Office



June 29, 2004

Hank Thibault, Chairman  
Committee on Lands & Buildings  
C/o City Clerk's Office  
One City Hall Plaza  
Manchester, NH 03101

Chairman Thibault and Committee Members:

At the meeting of the Lands & Buildings Committee held on February 17, 2004, the Sierra Club presented their argument for zero development of the City-purchased land on Hackett Hill, citing concerns that the taxpayers of Manchester would be adversely affected by the business park's construction, rather than benefiting from the new tax dollars the park would generate.

City staff has reviewed the alternate pro formas of this development presented by the Sierra Club, and we believe that the assumptions used do not represent the City of Manchester. Those assumptions are based on a rural situation where additional residential development must take place to accommodate new jobs. In a developed city of over 100,000, where municipal services and systems already exist, an incremental method of estimating costs is more appropriate and accurate.

The Sierra Club contends that 75% of the 5600 potential employees at the business park will create new households in Manchester and that this will result in additional indirect costs to service these new households and the 0.67 school aged children in each. We do not think this is reasonable for the following reasons:

15

- The 2000 U.S. Census indicates that of the 54,808 employed residents of Manchester, 26,139 are employed outside the City. When new jobs become available at Hackett Hill, this is a huge potential pool of employees that are already living here and who would prefer to work in Manchester rather than commute.
- The City of Manchester is almost fully developed; there is very little vacant land left on which to build new residences, so even if employees in the business park moved to the area, they are likely to locate in adjacent towns where they will receive residential services.
- Currently there are almost 1500 vacant housing units in Manchester, and over 1000 new housing units are under construction or have been approved. These existing units could absorb a large percentage of the employees of the new business park.
- The Sierra Club's assumption of an average of 0.67 school-aged children per new household is high. In fact, the average number students per single family housing unit in Manchester is 0.588, while multifamily units generate an average of only 0.18 students per unit. (U.S. Census data)

For these reasons, we do not believe that the development of a business park at Hackett Hill would result in significant school impacts or other additional indirect costs to the City.

Regarding direct costs of the development, we have developed the enclosed spreadsheet showing our best estimate of actual additional costs to the City to service the business park itself. In doing so, we have spoken with the three largest City departments regarding their estimates of the cost of servicing the Park.

The total additional estimated municipal expenses related to the Hackett Hill Business Park are \$430,287 per year when the park is fully developed, based on the FY2004 budget numbers. The estimated new square footage of development at the park is 1.3 million square feet, giving a municipal cost ratio of \$331/1000 square feet. Thus, using this method of evaluation, the actual additional municipal costs are only slightly higher than those in the pro forma presented previously by City staff and our consultant Gordon Leedy from VHB, Inc. The attached revised pro forma, using methodology discussed above, still results in a "bottom line" of a positive cash flow to the City from the development at Hackett Hill.

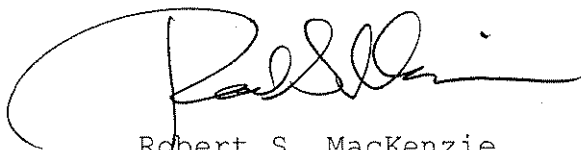
It should also be noted that other development projects in the city have never been required to perform this degree of analysis

of the impact a project would have on overall city costs. If development always resulted in municipal costs greatly exceeding new tax revenues, as the Sierra Club's assumptions suggest, the result in the long term would be either community bankruptcy or impossibly high tax rates; neither of these has occurred as communities throughout the country continue to develop.

The preservation of open space is a worthy goal and one which Manchester has historically espoused. At Hackett Hill we have already set aside almost 600 acres of environmentally sensitive land now owned and managed by the Nature Conservancy. If Hackett Hill had been developed as originally planned by the University System of New Hampshire, it is likely that most of this preserved land would have been developed for classrooms, dormitories and parking lots. The City of Manchester has already agreed to keep over 60% of Hackett Hill as preserved open space. We need to use the remainder to increase the tax base and employment for the City.

Therefore, we request that the Lands & Buildings Committee endorse the Hackett Hill Master Plan as presented, as well as the previously-presented documents establishing the contractual relationship between the City of Manchester and the Manchester Housing & Redevelopment Authority for the development activities required for the park.

Very truly yours,



Robert S. MacKenzie  
Planning Director



Jane F. Hills  
Assistant Economic  
Development Director

# Municipal Cost Evaluation Full Build

DRAFT

6/15/04

	2004 Adopted Revenues	2004 Estimated Revenues	Evaluation Technique	Estimated Costs	Estimated Revenues	
<b>AGENCIES-</b>						
ALDERMEN	142,388	150,000	%Assessed	2,687	2,830	
ASSESSORS	631,986	579,154	%Assessed	11,924	10,927	
BUILDING	1,260,600	2,080,600	%Assessed	23,785	39,257	
CITY CLERK	1,316,166	1,660,875	%Assessed	24,833	31,337	
MEDD	172,000	905,901	%Assessed	3,245	17,092	
CITY SOLICITOR	966,810	319,956	%Assessed	18,242	6,037	
FINANCE	1,257,166	5,552,640	%Assessed	23,720	104,767	
INFORMATION SYSTEMS	2,023,868	31,982	%Assessed	38,186	603	
MAYOR	274,060	5,171	%Assessed	5,171	98	
YOUTH SERVICES	538,764	0	NA	0	0	
HUMAN RESOURCES	1,048,169	21,000	%Assessed	19,777	396	
PLANNING	939,798	320,000	%Assessed	17,732	6,038	
BUILDING MAINTENANCE DIV	5,615,081	4,950,617	Special1	52,972	46,704	
TAX COLLECTOR	704,795	15,680,000	%Assessed	13,298	0	
FIRE	19,581,334	324,450	Special2	92,365	1,530	
POLICE	19,292,743	1,922,905	Special2	273,011	27,211	
HEALTH	3,071,406	1,847,672	Special1	28,976	17,431	
HIGHWAY	18,252,967	3,555,356	Special2	38,527	18,527	
TRAFFIC	3,267,245	4,820,593	Mileage	17,025	25,641	
WELFARE	1,307,294	133,000	NA	0	0	
PARKS & RECREATION	3,308,024	655,375	Special2	15,604	3,091	
MCTV	402,019		%Assessed	7,585	0	
LIBRARY	2,398,640	45,257	%Assessed	45,257	854	
ELDERLY SERVICES	295,473	0	NA			
<b>SUB-TOTAL AGENCIES:</b>	<b>88,068,796</b>	<b>45,662,504</b>		<b>773,922</b>	<b>360,372</b>	<b>0</b>
<b>NON-DEPARTMENTAL ITEMS-</b>						
MATURING DEBT	10,363,628	0	Overall chart			
INT ON MATURING DEBT	5,864,924	0	Overall chart			
CIVIC CONTRIBUTIONS	125,700	0	%Assessed	2,372	0	
NON-CITY PROGRAMS	68,089	0	%Assessed	1,285	0	
CONSERVATION COMMISSION	13,202	0	%Assessed	249	0	
COMMUNITY IMPROVEMENTS	1,612,215	0	NA	0	0	
CONTINGENCY	180,000	0	%Assessed	3,396	0	
MOTORIZED EQUIPMENT	120,000	0	%Assessed	2,264	0	
EMPLOYEE MED SERVICES	105,022	0	%Assessed	1,982	0	
SAFETY REVIEW	25,000	0	%Assessed	472	0	
<b>SUB-TOTAL NON DEPT:</b>	<b>18,477,780</b>	<b>0</b>		<b>12,019</b>	<b>0</b>	<b>0</b>
<b>GRAND TOTAL:</b>	<b>106,546,576</b>	<b>45,662,504</b>		<b>785,941</b>	<b>360,372</b>	<b>0</b>
TRANSIT SUBSIDY	850,000	16,038	%Assessed	16,038		
SCHOOL DISTRICT	126,575,275	15,671,164	NA			
COUNTY TAX	8,473,905	0	NA			
OVERLAY	1,000,000	18,868	%Assessed	18,868		
VETERANS EMEMPTIONS	575,200	0	NA			
FUND BALANCE		1,600,000	%Assessed		30,189	
STATE REVENUES	0	44,445,524	NA			
<b>TOTAL PROPERTY TAXES</b>	<b>136,641,764</b>		<b>Total Costs</b>	<b>820,847</b>	<b>390,560</b>	
			<b>Net Costs</b>	<b>439,287</b>		
Tax Rate	26.58	Val = 5,141,073	Project Value Total Assessed Val.	100,000,000 5,300,000,000	Ratio	0.01887

## Evaluation Techniques

%Assessed = Estimated added taxable property resulting from development/total valuation of the City

\*Special1 = One half of the % assessed number

\*\*Special2 = Per conversations with the largest departments, \$20,000 for Highway, and three quarters of the % assessed number for Police,

and one quarter of the % assessed number for Fire and Parks &amp; Recreation

Mileage = Incremental costs of serving additional 2.1 miles of roadway within the park, based on 400 total City miles.

# 0 = no additional costs for School Department, Youth Services of Welfare to service the park

# # #

\*Costs to the BMD and Health will be lower since the activities of these departments are heavily concentrated in the schools, which will not be affected by the business park development.

\*\*Costs to Police, Fire and Parks &amp; Recreation will be less due to because most of the demand for services of these departments are generated by residents.

# Hackett Hill Master Plan Preliminary Development Pro Forma

June 15, 2004

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Total for 12 Yr. Period
Miscellaneous Acquisition Cost	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000
Construction Cost	\$210,000	\$0	\$2,031,000	\$0	\$0	\$6,773,000	\$0	\$0	\$0	\$0	\$0	\$0	\$9,014,000
Ancillary Costs	\$175,000	\$333,000	\$112,000	\$165,000	\$0	\$1,000,000	\$368,000	\$98,000	\$83,300	\$17,920	\$17,920	\$0	\$2,370,140
Marketing Cost	\$0	\$187,200	\$86,400	\$145,600	\$0	\$0	\$342,400	\$78,400	\$67,200	\$142,400	\$142,400	\$0	\$1,192,000
Interest Cost (5%)	\$0	\$39,250	\$0	\$178	\$0	\$0	\$230,370	\$31,436	\$0	\$0	\$0	\$0	\$301,234
Administrative Cost	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$1,100,000
Municipal Operating Cost	\$0	\$12,000	\$82,750	\$107,575	\$165,500	\$165,500	\$165,500	\$278,040	\$304,520	\$331,000	\$380,650	\$430,300	\$2,423,335
<b>Total Cost</b>	<b>\$785,000</b>	<b>\$671,450</b>	<b>\$2,412,150</b>	<b>\$518,353</b>	<b>\$265,500</b>	<b>\$8,038,500</b>	<b>\$1,206,270</b>	<b>\$585,876</b>	<b>\$555,020</b>	<b>\$591,320</b>	<b>\$640,970</b>	<b>\$430,300</b>	<b>\$16,700,709</b>
Sales Revenue	\$0	\$2,340,000	\$1,080,000	\$1,820,000	\$0	\$0	\$4,280,000	\$980,000	\$840,000	\$1,780,000	\$1,780,000	\$0	\$14,900,000
Total Assessed Valuation (Cumulative)	\$0	\$0	\$17,330,000	\$22,920,000	\$35,240,000	\$35,240,000	\$35,240,000	\$59,920,000	\$65,700,000	\$71,340,000	\$82,120,000	\$92,900,000	\$14,900,000
Tax Revenue	\$0	\$0	\$445,034	\$598,586	\$904,963	\$904,963	\$904,963	\$1,538,745	\$1,687,175	\$1,832,011	\$2,108,842	\$2,385,672	\$13,300,956
<b>Total Revenue</b>	<b>\$0</b>	<b>\$2,340,000</b>	<b>\$1,525,034</b>	<b>\$2,408,586</b>	<b>\$904,963</b>	<b>\$904,963</b>	<b>\$904,963</b>	<b>\$2,518,746</b>	<b>\$2,527,176</b>	<b>\$3,612,011</b>	<b>\$3,888,842</b>	<b>\$2,385,672</b>	<b>\$28,200,956</b>
Cash Flow	-\$785,000	\$1,668,550	-\$887,116	\$1,890,232	\$639,463	-\$7,133,537	\$3,978,693	\$1,932,870	\$1,972,156	\$3,020,691	\$3,247,872	\$1,956,372	
<b>Net Cost/Benefit (Cumulative)</b>	<b>-\$785,000</b>	<b>\$883,550</b>	<b>-\$3,566</b>	<b>\$1,886,667</b>	<b>\$2,526,130</b>	<b>-\$4,607,407</b>	<b>-\$628,714</b>	<b>\$1,304,156</b>	<b>\$3,276,312</b>	<b>\$6,297,003</b>	<b>\$9,544,875</b>	<b>\$11,500,247</b>	
Net New Jobs (Cumulative)		1000	1300	2000	2000	2000	3360	3680	4000	4500	5200	5200	
Net New Payroll (Cumulative)		\$ 35,000,000	\$ 45,500,000	\$ 70,000,000	\$ 70,000,000	\$ 70,000,000	\$ 117,600,000	\$ 128,800,000	\$ 140,000,000	\$ 161,000,000	\$ 182,000,000	\$ 182,000,000	

## Assumptions:

- 1) All calculations are in current dollars; the current tax rate of \$25.68 was used
- 2) Land Sales will be spread equally (by phase) over the life of the project
- 3) Project duration will be 11 years
- 4) Land sales price will average \$100,000/Acre
- 5) Assumed assessed valuation is \$60/SF & \$100,000/acre land value
- 6) Tax revenue from buildout is realized the year after land sale
- 7) Total tax increment is available for project financing
- 8) 800,000 SF of construction is possible before access to Dunbarton Road is required
- 9) Ancillary costs include MDC Note payable (10% of land sales revenue) & Front Street Improvements in the second year. Year 6 cost includes contribution to new interchange.
- 10) Timeframe for new Exit 7 work is 7-8 years out from present
- 11) Municipal Operating Cost is based on \$331/1000 SF constructed
- 12) New Jobs data is based on 4/1000 SF GLA
- 13) New Payroll data is based on average \$35,000/year positions.

12"

## The Challenge of Transmission

From here to there.

After generating power, the biggest challenge for PSNH was getting electricity to where it could be used, safely and efficiently. Starting with the 1927 transmission line from Keene to Dover, PSNH built another 282 miles of transmission infrastructure over the next four years. Today, the company maintains 1800 miles of transmission line. In contrast to the 120 volts that enter homes and businesses, long distance transmission power transmitted through New Hampshire is in the 115,000 to 450,000 volt range.



12"

## The Gate House

When is a house not a house?

This Gate House was built in 1909 on the site of one of Blodget's original locks. Its primary function was to act as a gated starting point for the penstock leading from this canal to the turbine generators in the boiler house to the south. Beneath the floor of the boiler house sits a huge gate valve like the one at the entrance to the building. The valve was opened or closed to regulate the flow of water. The water was used to cool and condense the steam, heated by the banks of boilers, after that steam had driven the generators.



18"

18"

16

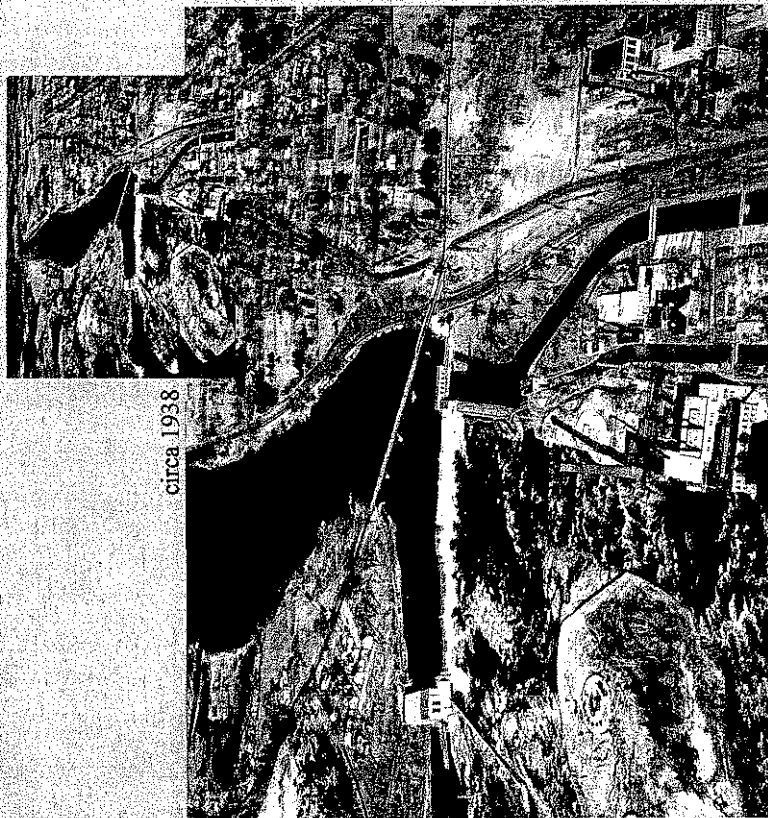
4/20/04-  
Tch/rel

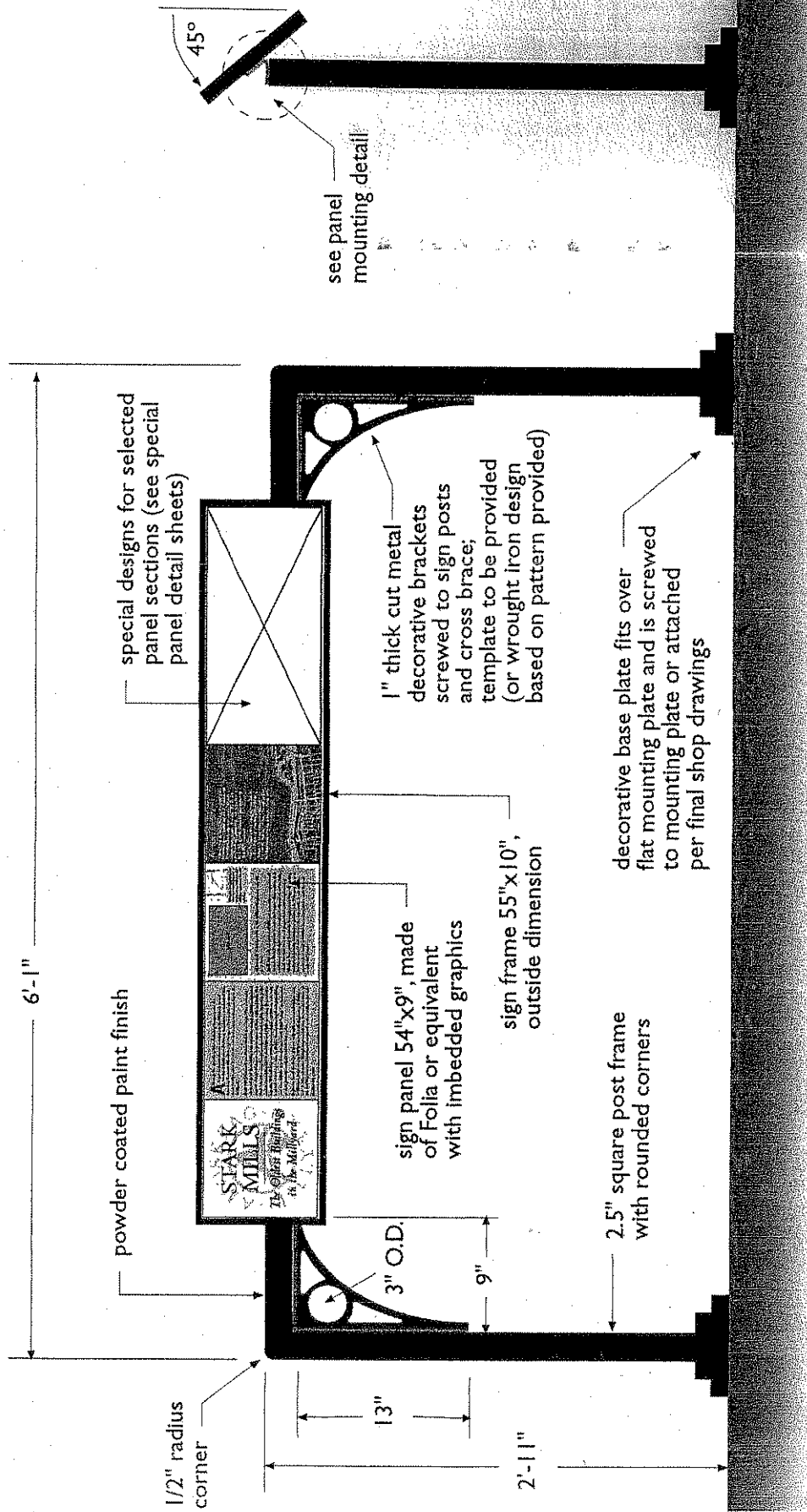
30"

# A Place of Trade & Power

## The Three Canals.

The falls at Amoskeag had been a major obstacle to navigating the upper Merrimack River. All that changed in 1807 when Samuel Blodget finished his canal for transporting goods by boat around the falls. It began a few hundred yards north of the red gate house and re-entered the Merrimack just beyond the Amoskeag Bridge north of this location. In the 1830's, the Amoskeag Manufacturing Company undertook significant improvements to canal productivity, building two canals to power the mills. An Upper Canal ran the length of the millyard where the railroad bed is today. The last remaining segment of the Lower Canal is uncovered here and portions of its stone lining are still visible as retaining walls along the east side of Commercial Street. These power canals were filled in with soil in the early 1970's.



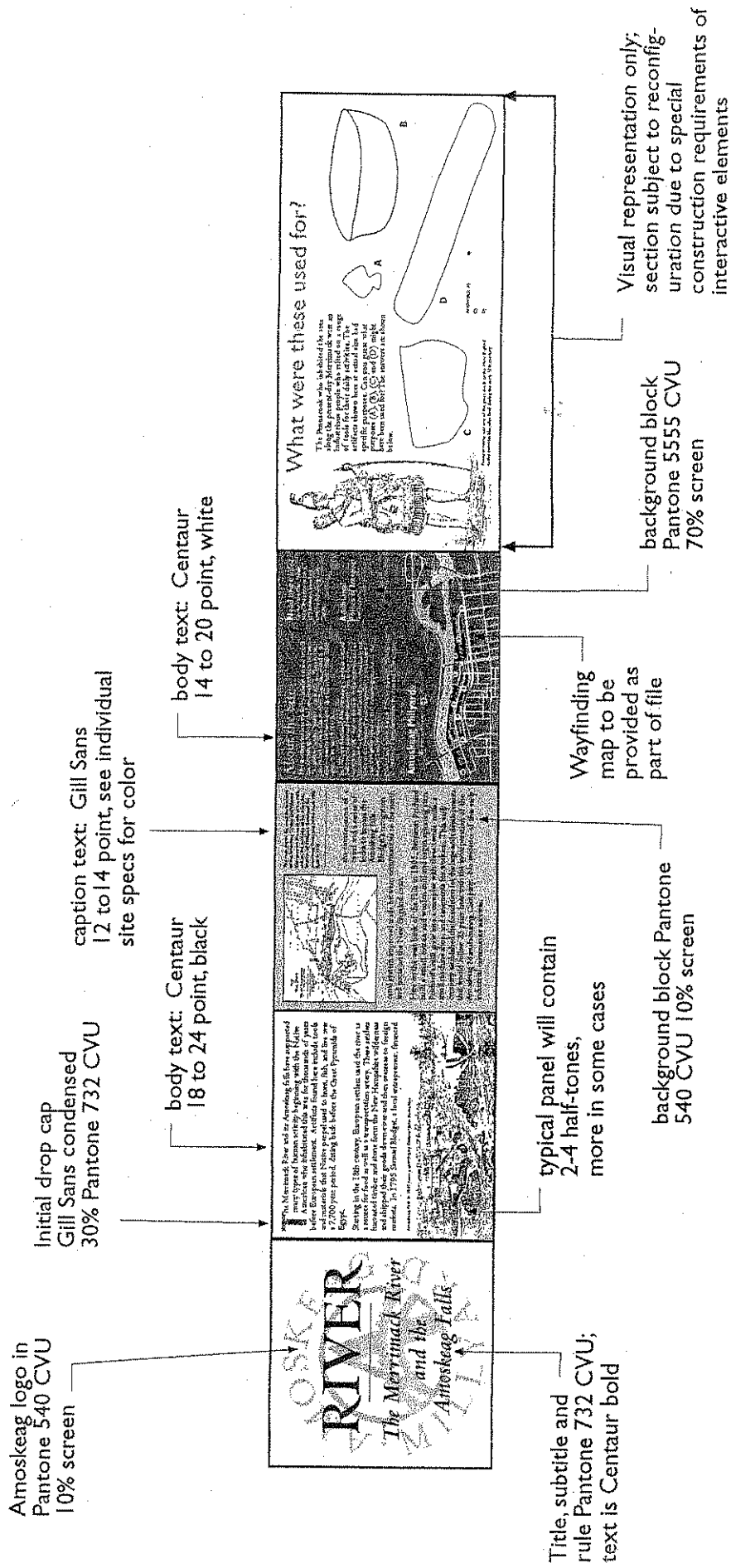


NOTES:

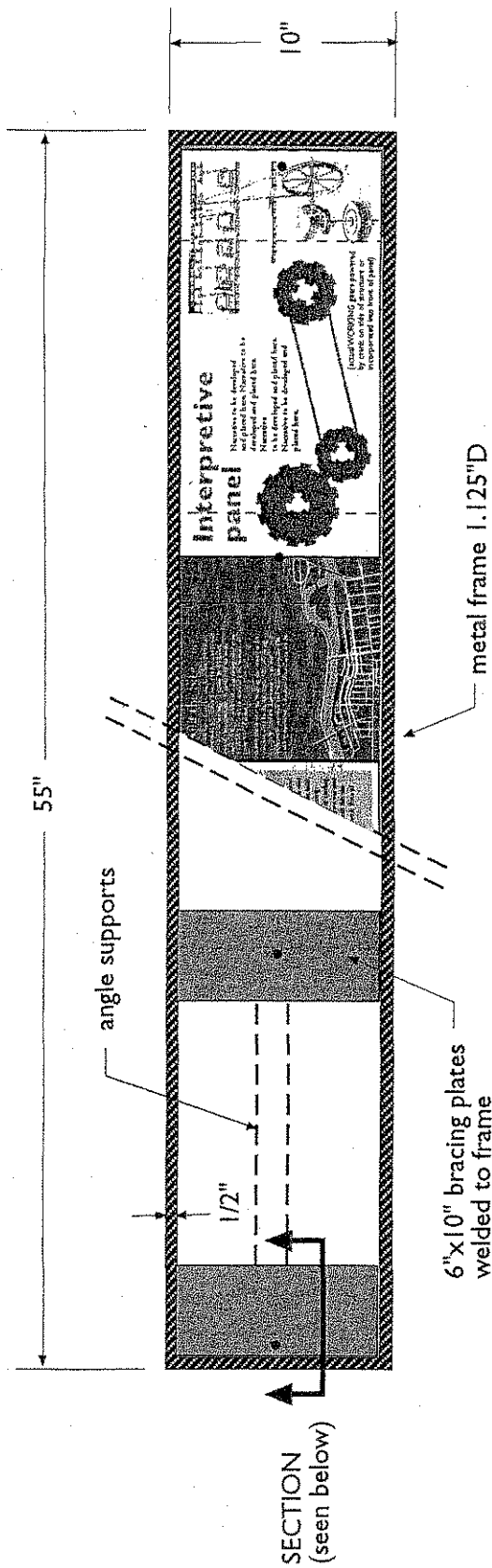
1. Fabricator to submit shop drawings for review/approval.
2. Final frame materials and fabricating methods to be reviewed and approved by designer and/or owner.

16

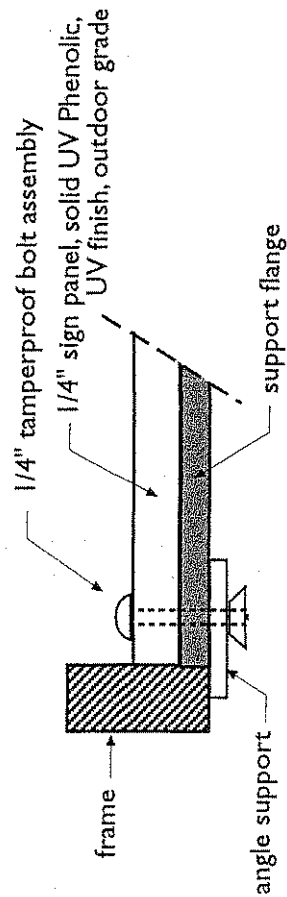
16



NOTES: 1. Panel to be constructed of Folia or equivalent phenolic resin product with embedded graphics and a clear melamine resin coating.  
2. See panel detail for bolt hole locations.

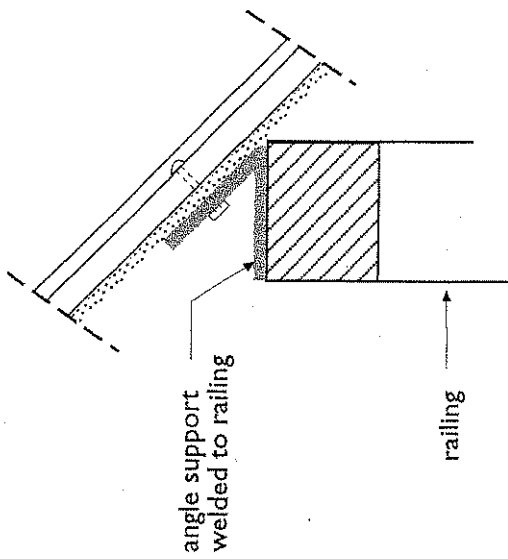


1. Standard Frame front view



2. Section through Frame

- NOTES:
1. Deburn all edges.
  2. Metal frame and plates to be weatherproof black color.



2. Section through Panel & Railing



**City of Manchester  
Department of Highways**

227 Maple Street  
Manchester, New Hampshire 03103-5596  
(603) 624-6444 Fax # (603) 624-6487

**Commission**

Edward J. Beleski  
- Chairman  
Henry R. Bourgeois  
William F. Kelley  
Michael W. Lowry  
William A. Varkas

Frank C. Thomas, P.E.  
Public Works Director

Kevin A. Sheppard, P.E.  
Deputy Public Works Director

June 8, 2004

Land and Buildings Committee of the  
Honorable Board of Mayor and Aldermen  
CITY OF MANCHESTER  
One City Hall Plaza,  
Manchester, New Hampshire 03101

**Attn:** Mr. Leo R. Bernier, City Clerk

**Re:** *New Hampshire Flying Tigers R/C Club, Inc.*

Dear Committee Members:

I am writing to inform you that the Highway Commission at their meeting of June 7<sup>th</sup>, discussed the referenced club's request to utilize the landfill. On a motion by Commissioner Henry Bourgeois, seconded by Commissioner William Kelley, the Commission has agreed to allow use of the landfill subject to the following:

- Approval by the Board of Mayor and Aldermen,
- Six month trial period,
- Negotiation of a usage agreement which must be approved by the City Solicitor's Office.

Your review and comment on this matter would be appreciated.

Sincerely,

Kevin A. Sheppard, P.E.  
Deputy Public Works Director

/cd

cc: Frank C. Thomas, P.E.  
NH Flying Tigers R/C Club, Inc.

17



**City of Manchester  
Department of Highways**

227 Maple Street  
Manchester, New Hampshire 03103-5596  
(603) 624-6444 Fax # (603) 624-6487

**Commission**

James E. Connolly, Jr.  
- Chairman  
Henry R. Bourgeois  
William F. Kelley  
Edward J. Beleski  
Peter Favreau

Frank C. Thomas, P.E.  
Public Works Director

Kevin A. Sheppard, P.E.  
Deputy Public Works Director

March 10, 2004

Committee on Lands and Buildings of the  
Honorable Board of Mayor and Aldermen  
One City Hall Plaza  
Manchester, New Hampshire 03101

**Attn:** Leo R. Bernier, City Clerk

**Re:** *New Hampshire Flying Tigers R/C Club, Inc.*

Dear Committee Members:

Attached, please find a request from the referenced club for the use of the Dunbarton Road Sanitary Landfill for model activities. In discussion with Frank Thomas, we would support this use, subject to the negotiation of an agreement which is acceptable to the City.

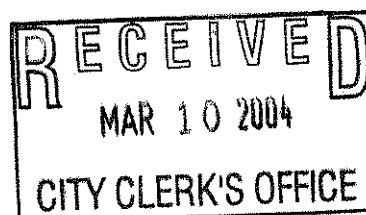
Your review and comment on this request would be appreciated. We are available to answer any questions you may have on this matter.

Sincerely,

Kevin A. Sheppard, P.E.  
Deputy Public Works Director

/cd

cc: Frank C. Thomas, P.E.  
CLD Engineers Inc.  
NH Flying Tigers R/C Club, Inc.



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## New Hampshire Flying Tigers R/C Club, Inc.

P.O. Box 99  
Derry, NH 03038  
[www.newhampshireflyingtigers.org](http://www.newhampshireflyingtigers.org)

February 13, 2004

Mr. Frank Thomas  
Director of Public Works  
227 Maple Street  
Manchester, NH 03103

Mr. Thomas,

This letter is to follow up on our prior correspondence and telephone calls about the use of the Dunbarton Road Sanitary Landfill for model activities by the NH Flying Tigers R/C Club.

The NH Flying Tigers is a non-profit organization incorporated in the State of New Hampshire. We have been in existence since the early 1970's. Our membership typically varies between 50 and 70 members covering the ages of 7 to 70. A normal day may find between 5 to 10 people at our flying field as not all of our members actively fly, some fly during the week while others fly on weekends. We maintain our own facilities, and have a set of rules and procedures in place to ensure the environment is kept clean and that our members always consider safety first while respecting our neighbors. We would expect no additional costs or burdens to the City of Manchester as we are totally self sufficient.

Our club is chartered by the Academy of Model Aeronautics (AMA) which is a national organization. We require each of our members to also be a member of the AMA. Membership in the AMA includes liability insurance for each member and our club. Our AMA insurance allows us to name the landowner of our flying site onto our policy to provide \$2,500,000.00 of primary liability coverage for the landowner at no cost to the landowner.

We feel that the Dunbarton Road Sanitary landfill and model activities are a perfect match. Use of a landfill for model activities is not unprecedented. I can also supply you with a list of over 150 landfills across the United States, including some in the State of New Hampshire, which are being used by organizations such as the NH Flying Tigers.

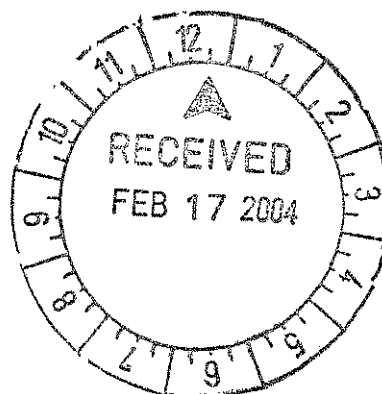
The New Hampshire Flying Tigers R/C Club would love to work with the City of Manchester to make the Dunbarton Road Sanitary Landfill a useful part of the community and something that the City of Manchester would be proud of.

Please consider this an official request of The New Hampshire Flying Tigers Radio Control Club for exclusive use of the Dunbarton Road Sanitary Landfill by our members and guests for model activities.

Sincerely,

Rich Bono

7 Redfield Circle  
Derry, NH 03038  
phone: (603) 216-2180



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## New Hampshire Flying Tigers R/C Club, Inc.

P.O. Box 99  
Derry, NH 03038  
[www.newhampshireflyingtigers.org](http://www.newhampshireflyingtigers.org)

January 30, 2004

Mr. Frank Thomas  
Director Public Works  
227 Maple Street  
Manchester, NH 03103

Mr. Thomas,

Thank you so much for offering to work with the NH Flying Tigers Radio Control Club on the possible use of the Manchester Landfill. We visited the landfill in September and are excited by the possibilities of using the landfill for the flying of model aircraft. We feel the site would be perfect for this activity.

I would like to discuss this opportunity further with you. I'm sure that you have many questions for us. The NH Flying Tigers is a non-profit organization incorporated in the State of New Hampshire. Our membership typically varies between 50 and 70 members, between the ages of 7 to 70. We normally have about 5 to 10 people at our current flying field on any average day, not all of our members are actively flying. Some fly during the week while others fly on weekends. Please visit our web site [www.newhampshireflyingtigers.org](http://www.newhampshireflyingtigers.org) to read more about us.

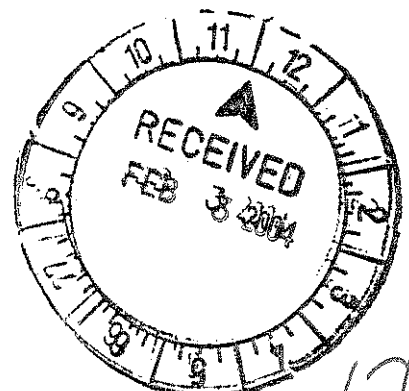
Our club is chartered by the Academy of Model Aeronautics (AMA) which is a national organization. We require each of our members to also be a member of the AMA. Membership in the AMA includes insurance for each member and our club. Another benefit of the AMA insurance is that we can name the landowner of our flying site onto our policy very easily. I have included some information on the AMA with this letter. You can read more about the AMA via their web site [www.modelaircraft.org](http://www.modelaircraft.org).

I have included a picture to show the area of the landfill which we would like to use as our main flying area. This is by no means final, but after our first visit it seems a logical location. I can also supply you with a list of over 150 landfills across the United States which are being used by model airplane flying clubs such as the NH Flying Tigers.

Please feel free to contact me to answer any questions and to suggest a time when we could meet to discuss this further. My daytime phone number is (603) 216-2180. Evenings I can be reached at (603) 432-9002.

Sincerely,

Rich Bono  
7 Redfield Circle  
Derry, NH 03038



This is a picture of the Manchester, NH landfill showing the proposed location for flying of R/C aircraft by the New Hampshire Flying Tigers R/C Club, Inc.



We would fly mainly east of the area shown as a proposed runway. Our current runway is grass, maintained by our members. The NH Flying Tigers owns a lawnmower for maintenance of our flying site.

It is expected that all flying would take place over the fenced in landfill area.

We propose that members park their cars on the north-west or west side of the proposed runway.

The area shown would work well for us by allowing an ample flying space while keeping the sun behind us and out of the pilot's field of view when flying.

We would be very happy to discuss alternates to this proposal.

# for your information

## ACADEMY OF MODEL AERONAUTICS



5161 East Memorial Drive Muncie, Indiana 47302 (765) 287-1256 FAX (765) 289-4248

**AMA** is the Academy of Model Aeronautics.

**AMA** is the world's largest sport aviation organization, representing a membership of more than 170,000 from every walk of life, income level and age group.

**AMA** is a self-supporting, non-profit organization whose purpose is to promote development of model aviation as a recognized sport and worthwhile recreation activity.

**AMA** is an organization open to anyone interested in model aviation.

**AMA** is the official national body for model aviation in the United States. AMA sanctions more than a thousand model competitions throughout the country each year, and certifies official model flying records on a national and international level.

**AMA** is the organizer of the annual National Aeromodeling Championships, the world's largest model airplane competition.

**AMA** is the chartering organization for more than 2,500 model airplane clubs across the country. AMA offers its chartered clubs official contest sanction, insurance, and assistance in getting and keeping flying sites.

**AMA** is the voice of its membership, providing liaison with the Federal Aviation Administration, the Federal Communications Commission, and other government agencies through our national headquarters in Muncie, Indiana. AMA also works with local governments, zoning boards, and parks departments to promote the interests of local chartered clubs.

**AMA** is an associate member of the National Aeronautic Association. Through NAA, AMA is recognized by the Fédération Aéronautique Internationale (FAI), the world governing body of all aviation activity, as the only organization which may direct U.S. participation in international aeromodeling activities.

For more detailed information, contact the Academy of Model Aeronautics, 5161 E. Memorial Drive, Muncie, Indiana, 47302 or telephone 1-765-287-1256.

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## AMA BENEFITS

### *World's Largest Aeromodeling Organization*

#### ORGANIZATION

##### Non-Profit

- Tax Exempt Under IRS Section 501(c)(3)
- Members Elect Corporate Officers
- Monthly Magazine
- Published Financial Information
- Active Representation with US Government Agencies (FAA, FCC, and Department of Interior)
- National and Regional
- Flying Site Development
- Serving Aeromodeling Since 1936
- Organizational Assets (\$11 million)
- Member of National Aeronautical Association

#### SERVICE TO AEROMODELING

##### Aeromodeling Videos

- Historic Preservation and Research (Museum, Archives, and Library)
- Recognition and Awards
- Scholarship Program
- Educational Programs
- Air Show Team Program
- Mall Show Program
- Fun Fly Activities (National, Regional, and Local)
- Web Page on Internet

#### COMPETITION SUPPORT

##### Member Developed Rules

- National Championships
- International Participation

#### CLUB SUPPORT

##### Flying Site Assistance

- Frequency Monitoring and Sound Measuring Equipment
- National Newsletter for Clubs
- Field Safety and Frequency Posters
- Club Officer Recognition
- Introductory Pilot Program
- Primary Site Owner Insurance

#### TECHNICAL SUPPORT

- Sound and Propeller Research
- Active Safety Advocacy
- Research Library
- Aviation Books
- Airfoil Technology Research

#### INSURANCE COVERAGE\*

- \$2,500,000 per occurrence. General liability coverage to members, clubs, siteowners
- \$25,000 Medical Coverage—AD&D Policy (\$10,000 Death Benefit)
- \$1,000 Fire, Theft, and Vandalism Policy
- Various Types of Aeromodeling Covered (RC, FF, and CL)
- Liability also covered for operations of:
  - Model Boats
  - Model Cars
  - Model Rockets

\*per terms of policies acquired by AMA

Academy of Model Aeronautics

5161 East Memorial Drive

Muncie IN 47302

Tel.: (765) 287-1256 Fax: (765) 289-4248 [www.modelaircraft.org](http://www.modelaircraft.org)

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